

**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 THURSDAY, SEPTEMBER 4,
2025 AT 7:00 P.M.**

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

ALSO PRESENT: Mrs. Manning, Mr. Gibson, Ms. Johnson, Mrs. Moeller 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 August 21, 2025, Mrs. Murphy second, all voted in favor with the exception of Mrs. Collier and Mr. Unruh who were not present.

COMMUNICATIONS – COUNCIL:

Mr. Phipps stated that he just wanted to remind everybody that this weekend is Art on the Parish Green and the Monarch Festival at St. Paul's.

Mrs. Gohmann stated that she wanted to reiterate about the Monarch Festival and Art on the Parish Green. She said it's Saturday and Sunday and you're going to have great music, great artists. She stated the other thing is next Saturday, September 13th, is RiverSweep. She said this is a coordinated effort to clean the riverbank from Pittsburgh all the way down from the beginning of the Ohio River. She stated the New Albany/ Floyd County contingent will be meeting at the riverfront at the amphitheater. She said they'll supply trash bags and they'll supply gloves. She added if there are any young people that need community service hours, it counts for that. She said the coordinator is Travis Elbey and he'll gladly sign off on any youth that needs signatures.

Mrs. Griffith reminded everyone that September 15th, is Gift for the Good and there are a couple places on this side of the river that will sign up for that, and the Caesars Grant does a matching grant up to so many dollars on that, so just making sure that we can get as much as we can for our non-profits on that. She said the other thing is this Saturday, September 6th from 2:00 p.m. until 4:00 p.m. is Our Cities, Our Funds by Hoosier Action, which is a non-partisan group and they are doing an open house, and she does believe some of our council members will be there so she does appreciate some of them showing up for that. She added it's open to the public and is at Park Christian Church.

Mrs. Murphy stated along with the Monarch Festival, we also have the Taco Walk going on this weekend at 1:30 p.m. in downtown New Albany on Saturday. She then gave an update on Mrs. Unruh, Don's wife. She stated she is out of the hospital, but they do have to stay in the Indianapolis area for an extended length of time just to make sure she's close by if there were to be any complications, but she's doing well and we look forward to Don coming back and joining us. She also stated that on Sunday, September 7th is Grandparents Day, so call your grandma, call your grandpa because it's Grandparents Day and they'll feel appreciated.

Mr. Dickey stated first, he wanted to just take a moment to say that the 2024 audit is now public, and he wants to take this opportunity to recognize, in particular, our controller. He

said in the exit conference, one of the auditors remarked how exceptional our audit was. He added that they said we were in the top 2% for the state of Indiana of all municipalities in terms of how exceptional our record keeping and our due diligence is. He knows it takes a team of staff to do that including our department heads to make sure everything is done well, but he thinks we owe in no short measure a big part of that to Mrs. Moeller as our controller, and the good work that she has done with Mayor Gahan to make sure that that audit turns out so stellar every year. He wanted to make sure we extend some kudos and gratitude for that audit. He said additionally, on a sadder note, our community lost, he believes on August 30th, a notable individual. He stated some of you over the years have worked with Mr. Norman Melheiser in a number of capacities, and he wanted to take just a second to extend our condolences as a community. He first met him through work back in his collegiate days at IUS and proceeded to get to know him through Rotary, through Civic Affairs, and was always impressed not only with his professionalism, but was impressed with how kind and compassionate, how community-minded he was. He said he was just an outstanding role model for those of us who had the privilege of knowing and meeting him. He also said his celebration of life will be here in another few days, but he again wanted the record to show that we as a city of New Albany will not long forget the contributions that he made through so many works and services on boards and other affairs.

COMMUNICATIONS – MAYOR:

Mr. Gibson stated he believes Mrs. Moeller dropped off a statement from Mayor Gahan on everyone's desk.

COMMUNICATIONS – OTHER CITY DEPARTMENTS OR CITY OFFICIALS:

ADMINISTRATIVE ITEMS:

- **Request for Presentation – Monon South Freedom Trail Details – Griffith**

Mrs. Griffith motioned to approve the above request for presentation on the Monon South Freedom Trail, Mr. FitzGerald second, all voted in favor with the exception of Mrs. Collier and Mr. Unruh who were not present.

Mrs. Griffith stated that she had sent a letter to the council members just asking if we could plan this in the future. She knows right now it's budget season, so nothing like in the next month or two. She just thinks it's important for us as a council to understand what the route is going to be, what the construction line is going to be, milestones, etc., so that we can better communicate with the local businesses, the residents, and kind of help the administration on those comments sometimes that can't always be nice, She said it would be at Mr. Dickey's discretion and she'd prefer before the end of the year.

Mr. Dickey stated we have had a few conversations coming from redevelopment and whatnot. He said the administration is trying to solidify a few related pieces to the trail and he thinks we probably could work to have a presentation, but it may be beneficial to finalize and to tackle those pieces first. He will defer and work with them on that and then look to have that in the future.

Mr. Gibson stated that he doesn't see a problem with that and it could be in a few more months hopefully. He said obviously, we are in the middle of scoping on some of these projects, so if we can look at maybe November, definitely before the end of the year, would probably work fine. He stated also, just FYI, we do have a specific page for the Mono South Trail, like we did on Main Street. He said it has the information, and it will be updated on a regular basis as they start moving. He also said that letters did go out to not just people on the route of this first phase, but also within several blocks of that, so anybody living or having something in that area should have gotten a letter indicating kind of where to go look for some information and that this would be coming. He stated that some of that stuff that Mrs. Griffith is referring to has been done. He added that the site will be available so you can direct people to there. He said it has large milestones right now, so it's kind of got the entire construction thing but it's not specific like weekly.

He added as it starts gearing up, you'll see a lot like we did previously. He stated it'll kind of have what they did last week, what they're doing this week and what they plan to do in that coming week.

Mrs. Griffith said perfect and thanked Mr. Gibson.

Mr. Phipps stated that his only concern about waiting until it's finalized, at that point, will it be too late to have any input on the project?

Mr. Gibson stated that nothing is finalized. He said we've finalized the Monon South, which is going up to 8th Street, but what do you mean finalized?

Mr. Phipps stated that one of his big pet peeves on this is that if you put lighting on that trail at certain places, choose eco-friendly lightings as opposed to the type that's going to create light pollution that beams the light down on the trail as opposed to like our downtown lights that spread the light out across the horizon. He added just little aesthetic things that maybe if we could take a look at or have some citizen input or a representative on the council or something that could just be another set of eyes and another person that could maybe make suggestions. He then asked who's actually making all of the decisions on this? He asked if it is it just the administration?

Mr. Gibson stated that it goes through Redevelopment.

Mr. Phipps said so it's the Redevelopment Commission that's making those decisions, or there's an engineering firm that's doing it?

Mr. Gibson stated there are engineering firms, there's staff, there are additional hired experts as needed, and then obviously the commission itself.

Mr. Phipps stated he thinks on some of our other projects, if we'd have a little bit more input in the process, they could have turned out better, more specifically Main Street and Market Street.

Mr. Gibson asked Mr. Phipps to shoot him an email with those suggestions and he can definitely pass them along in some fashion.

- **Request for information regarding City funds expended to preserve the Glenmill Park Dam – Gohmann/Blair**

Mrs. Gohmann motioned to request information regarding city funds expended and budgeted to preserve the Glenmill Park Dam, Mr. Blair second, all voted in favor with the exception of Mrs. Collier and Mr. Unruh who were not present.

Mr. Blair motioned to amend the original motion to read funds expended and budgeted to preserve the Glenmill Park Dam, Mrs. Griffith, all voted in favor with the exception of Mr. FitzGerald who voted no and Mrs. Collier and Mr. Unruh who were not present.

Mrs. Gohmann stated that we are requesting information regarding city funds expended to preserve the Glenmill Park Dam to the extent that this information does not fall within a statutory category, allowing it to be discussed in an executive session. She said the information shall be provided and discussed during a council meeting prior to the meeting at which the 2026 budget and salary ordinance is scheduled to be adopted.

Mr. Blair stated that he looks at this as a continuation of the last meeting. He said we had, during our public comment time, a consensus among the council members that we needed this information before we approve the budget. He said this is a formalized request to receive this information following the procedures. He added that numerous times throughout the last couple years, he and Mrs. Gohmann probably more than him, have asked for this information and have not received it. He said we're now at the point where we have to approve the budget for the spending by the administration for the

Glenmill Park Dam as far as defending lawsuits, if they're going to do another appeal, what they're doing, etc. He thinks we have to have this and we are asking for the information before we vote on the budget. He added that it's very similar to what we just went through with all the different departments. He stated we were free to ask information, how money was spent, what's being done, and this is nothing different than that. He said we would like that information, and especially how much they're expecting to spend next year on that effort.

Mr. Phipps stated that he supports that as well. He said when he saw that the letter came out from the mayor earlier today, if he had said in there, we've exhausted all of our opportunities there and the court of appeals has ruled against us, so you know, we fought the good fight, whatever, it's over. He would have then been willing to say, what's spent is spent, what's in the past is past but he didn't get that reassurance in the letter, so he thinks we need to know that as well.

Mr. Dickey stated that he has a question as to exactly what we're asking for here. He asked if we are we asking for an executive session to discuss litigation?

Mrs. Gohmann stated that is the second part.

Mr. Dickey stated so this request is only for information with regards to the budget because that cannot be done in executive session because that is budgetary.

Mrs. Gohmann stated that is correct.

Mr. Dickey stated this is just for information on budgetary items.

Mrs. Gohmann stated that is correct. She said this is a request for information. She added we've had numerous requests from numerous citizens who have asked for this information and we would like to know what the end date is, what the plan is going forward.

Mrs. Griffith said so you all are asking for which line items those are coming out of, correct?

Mr. Blair stated that's correct. He wants to understand what they expect to spend next year and what line item it is coming from, what they're going to pursue and what their plans are. He said it's hard for him to vote for something that he doesn't understand how funds are being used. He stated he wants to understand how the money is being used before he is willing to approve the budget, at least for these line items, so he'd like to know exactly what line items they're coming from. He knows the one line item was \$250,000 in professional services, and we didn't really talk in detail about that, but he would like to break that line item down and understand where that money is intended to be used.

Mr. Dickey stated he thought we were asking for money that had already been expended. He asked if we are asking for their expectation of what they would have in the future?

Mr. Blair stated at this point, that's what the request is. He added because of the budget, we want to know what they're budgeting for, how they're expected to use that money for next year.

Mr. Dickey stated that he is confused because in the stuff we say funds expended, so he doesn't know how well they could anticipate what they may do in the future.

Mrs. Gohmann stated for the first part, we want to know how much has been spent towards this, and because it's not budgetary, it can be discussed in a council meeting.

Mr. Dickey stated from his standpoint, generally when we approve something like that it is a letter of request and he forwards that up. He also acknowledges that depending on

what gets forwarded, the party receiving it may have questions. He thinks anything that we can do that clarifies what we're asking for is an important piece of this.

Mr. Blair stated we can make an amendment to put in add funds expended and budgeted. He asked if that clarifies more?

Mr. Dickey replies yes, he guesses.

Mr. Gibson stated he just wants to point out, you all passed a budget that we submit. He said it's been met 12 years, and some of you were in the last audit that was conveyed and portrayed and were there and heard that we get the best audits of the entire state, so the budget you have is what we live with, what we use for the things that we think are necessary and/or the decisions that we make. He stated we've done that, and we've lived within the constraints that have been complied, so when you're asking about what the budget is, the budgets are the budgets and you've been given those. He said again, the audit was clean, it was clear and we've lived within our budgets for numerous years. He added there are more issues, as you will read in that letter, than just fighting the dam. He stated that there's also this extra component of this amusement park that they've added to the mix. He said it estimates 1.5 million people, visiting tourists, potentially through our community. He asked how that will impact us? He stated that is a question there, so we're back to the original one. He said we live with the budget you all supply us; we've done it for 12 years. He said go find another administration that's done that. He added that we've not come asking for additional money to go down the paths that have been determined by Mayor Gahan to be important.

Mr. Dickey stated that we approve a budget every year, and as Mr. Gibson has made comment on, they are expected to live within that budget. He doesn't know if, in the case of things like litigation expenses, you can always estimate what an expense is going to be for a defensive litigation. He said he is wanting to be specific about what we're wanting to show here because he doesn't want to set up an impossible request.

Mr. Phipps stated he would just say as a legislative body and the fiscal body, we have every right to that information and that's what makes America a great country. He added we've got three branches of government, and unlike the federal government and the federal legislature that's not going to stand up to decisions by an administration, he is not willing to do that here. He said we've got a right to know that, and we've got a right then to readjust the budget if we feel that that money is being wasted or spent frivolously.

Mr. Dickey stated that he doesn't disagree with Mr. Phipps. He said he is just making sure that whatever we send up is clear in nature. He added that he thinks it's very easy to look at what was expended but he doesn't know that predicting the future is always that that easy.

Mr. Phipps stated that he just wants to know how much has been spent and how much of the budget that we allocate for legal expenses or contract expenses is going to go to that.

Mr. Blair stated that if it makes it clearer to amend it and say funds expended and budgeted to preserve, he is willing to make a motion to amend that.

Mr. Phipps stated he'd just like to comment on one thing that Mr. Gibson said. He said 1.5 million people coming through our city every year, which to him, is a good thing. He stated they could have potential benefit for our businesses, and he just hopes that 50 years from now, when people look back at Origin Park, they don't say the same thing they said about Green Tree Mall, that New Albany had a chance to get it, and we blew it. He added initially, he was very much opposed to Origin Park and he now has doubts about it. He thinks maybe we are missing something, and particularly if we try to put roadblocks up to 1.5 million people that could potentially come through this town every year. He said that's just crazy.

Mr. Blair stated he'd like to make an amendment to put in the word after expended, and budgeted so that we understand how they're planning to proceed next year. He stated that

the question in his mind is, they've lost the appeal to the appellate court but are they going to appeal to the Indiana Supreme Court? He asked if they are, what does that intake and what's that cost?

Mr. FitzGerald said that's the second one, the Supreme Court litigation, correct?

Mr. Blair said no, the second one is, remember, we are being sued by the family and so that's a pending litigation.

Mr. Dickey stated that he doesn't think either of these two requests spell out the actual particulars of any one lawsuit, so you've got multiple actions.

Mr. Blair stated that it's very specific when you look at Indiana Code under executive session and open door laws, and so since we don't have the information, we don't know what information would be sensitive to a pending lawsuit and what information is not. He said that it is going to have to be the bearers of that information that decide if this could interfere with our pending litigation if we disclose it, so that's what goes into the executive session. He added everything else can be done in the public meeting.

Mr. Dickey stated that he doesn't disagree and that's why he asked the question, because he is not, as president, going to send down an executive session for this body that does not comply with law. He thinks that goes against his oath and he thinks Ms. Manning will agree with him on that. He said that's why he wanted to clarify and separate the two. He then asked Mr. Blair if he wants this amended or not?

Mr. Blair stated that he made a motion.

Mr. Phipps stated that he just wanted to clarify one other thing. He is not saying that we shouldn't pursue litigation if we're being sued, he is just saying funding for an additional appeal to the Supreme Court is what he is more concerned about.

Mr. FitzGerald stated that he doesn't think there is a secret budget that they are thinking of for next year for this or it would have hopefully been presented. He thinks that we could have a forensic on what has been spent so far, but he doesn't know if they are going to communicate anything about any perceived budget that is not listed already. He said he is still supportive though.

- **Request for information regarding City funds expended to pursue/defend against litigation related to the Glenmill Park Dam – Gohmann/Blair**

Mrs. Gohmann motioned to send forward a request for an executive session to discuss litigation related to the Glenmill Park Dam, Mr. Blair second, all voted in favor with the exception of Mrs. Collier and Mr. Unruh who were not present.

Mrs. Gohmann motioned to receive information regarding city funds expended to pursue/slash defend against litigation related to the Glenmill Park Dam to the extent that this information falls within the statutory category allowing for discussion in executive session; the City Council hereby requests such an executive session be held prior to the meeting at which the 2026 budget and salary ordinance is scheduled to be adopted, and the city council acknowledges and agrees that an executive session attendees may be required to sign an agreement to preserve the confidentiality of the information shared in executive session, Mr. Blair second,

Mrs. Gohmann rescinded her motion.

Mrs. Gohmann motioned to amend the motion to request an executive session to discuss pending litigation related to the Glenmill Park Dam, Mr. Blair second, all voted in favor with the exception of Mrs. Collier and Mr. Unruh who were not present.

Mr. Dickey said to clarify, this is really a request for an executive session to discuss litigation, so he might make the suggestion that somebody make a friendly amendment that says, essentially, a request for an executive session to discuss pending litigation related to the Glen Mill Park Dam, and that will encompass all cases at that point.

Mr. Phipps asked if we were to have an executive session and then we get subpoenaed into court in this litigation, is the executive session still protected then or can we be forced to reveal it? He said that he thinks of worst-case scenarios and that's one.

Mr. Gibson stated that from attorneys talking, it's going to be about strategy and is going to be a talk about facts.

Mr. Phipps said he just didn't want to open himself up to something like that.

Ms. Manning stated that she thinks the point of that exception is to allow discussion of two things. She said one is strategy with respect to litigation, and the second is to protect attorney-client privilege. She added that's a new called-out section as well, so while you might not object on the grounds of some kind of privilege from the executive session, anything that's attorney-client-privileged would remain attorney-client-privileged. She also added then that begs the question, who's the client.

- Request for Presentation by Lifespring Health Systems – Dickey

Mr. Blair motioned to accept the request for a presentation by LifeSpring Health Systems, **Mr. Phipps** second, all voted in favor with the exception of **Mrs. Collier** and **Mr. Unruh** who were not present.

Mr. Dickey stated that he had the opportunity to meet with Lifespring's outreach team and they would like an opportunity to update council with regards to some of their programming and related services. He said this is basically a goodwill service toward education and he doesn't see any reason why we wouldn't entertain the time. He will probably work with them on scheduling it around some of the budget meetings and whatnot, so that we're not adding additional items and compounding long nights.

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

- Development & Annexation Committee Report - Dickey

Ms. Manning read the following report into the minutes:

To: New Albany City Council
From: Development & Annexation Committee
Date: 9/4/2025
Re: Development & Annexation Committee Report – Ordinance X-25-02

The following report is respectfully submitted following the Development & Annexation Committee's consideration of Ordinance X-25-02, an Ordinance annexing certain real estate into the city pursuant to petition for voluntary annexation, heard on Thursday, September 4, 2025, with Committee members Dickey, Phipps & Fitzgerald present. Representative Nick Lawrence was also present for the petitioner and Council Attorney Corrie Manning was also present.

Following an introduction of the Ordinance by Committee Chair Adam Dickey, Mr. Lawrence then described the project underlying the annexation petition – a development of a small light industrial business park. Mr. Lawrence further explained that the project has been in progress for three years and includes access improvements and site development with capacity for up to six buildings ranging from 12,000–20,000 sq. ft. The intent is to break ground quickly on an initial 12,000 sq. ft. building, though no tenant has

been identified yet. Discussion confirmed that the surrounding area is already industrial, and the annexation would improve the boundary.

Mr. Fitzgerald raised concerns regarding potential impacts to Reas Lane, emphasizing the need for appropriate buffering. Mr. Lawrence agreed and indicated his client is amenable. Mr. Dickey noted that such concerns could be addressed during planning and zoning review and expressed his support of annexation.

Following Mr. Dickey's comments, by a vote of 3-0 with Mr. Phipps making the motion and Mr. Fitzgerald seconding the motion, the Committee recommended the favorable passage of Ordinance X-25-02 with no proposed amendments.

Mr. Dickey stated he will provide a written copy of the report to everyone in their mailboxes after the meeting.

Mr. Blair asked if that committee meeting was only on annexation? He said it wasn't on the abatement, correct?

Mr. Dickey said correct. He added that the ordinance was the main item for consideration.

Mr. Blair stated that he just wanted to make sure.

Mr. FitzGerald motioned to approve the committee meeting report, Mr. Phipps second, all voted in favor with the exception of Mrs. Collier and Mr. Unruh who were not present.

- Presentation by Reverend Jim Moon of Catalyst Rescue Mission

Reverend Moon gave a presentation to the council on the Catalyst Rescue Mission. Said presentation is on file in the city clerk's office. He then asked if there were any questions from council members?

Mrs. Gohmann stated that was an extremely comprehensive presentation. She also said thank you very, very much for everything you do.

Reverend Moon stated that one of the things that we would like the city council to do, we've requested this from each of the town councils and city councils, we'd like \$50,000 from New Albany. He said we're not asking for \$116,000; we're asking for \$50,000. He stated that if he is correct, there's a \$30 M budget, and you just went through budgeting, so you probably know exactly how much every money, every dot, and every tittle is. He added that he doesn't think \$50,000 is a lot to have a place that you can say, we do have a solution to the homeless problem in New Albany and these are our steps. He stated they get identified and uplifted and they go to this shelter and get back on their feet. He believes that's a good faith situation and he wouldn't to go to a movie theater and ask to watch a movie without paying for it. He thinks that some of the services that we offer are a major, major, major add-on for the city of New Albany. He said it just is because if today there wasn't us, then what else is there? He always says, if not Catalyst, then who? He asked who will move and work with these clients if we don't exist? He asked where would they go and what would they do? He stated he was going to close by telling the council that Mike just told him this on the way here, that a girl was picked up on Corydon Pike barefoot and running from what she was classifying as being sexually trapped. He said she was dropped off at the shelter. He said she was in New Albany and if he was making that up, it would be crazy, but he is not making it up. He stated that she was dropped off there and we're unpacking her story as we speak. He added she's a woman that had been sex trafficked in our area, so if we didn't exist, then where would she go? He said to think about it. He also said that it doesn't take a rocket scientist to figure out the need. He then stated that he didn't know who all on the council wanted the exact who are the people at the shelter but held up a list said this is them. He said in the past year, there have been 735 names, but in each name, there's a client ID, client name, and their social numbers, and these are things we just can't give to you, but they do exist and

they're in his hands. He stated he doesn't know if there needs some validity sake happening somewhere, but we do all the things we're supposed to do. He said we've been the winners of 17 grants in five years and this is our sixth year just coming up right now, so that's pretty good. He stated to come from where things were in the Haven House Services era to where we are today, he is really proud of where they are, and he hopes that the council will consider them.

Mrs. Griffith stated that she just would like to say thank you for what you're doing and how you broke all the information down. She said that was a lot that was requested and you came through above and beyond with all the information that we need.

Reverend Moon said you're welcome and if you need something else, we're transparent. He added that if you do fund us in some sort of way, we will show you and provide reports.

Mr. Blair stated that he too appreciates everything he is doing and it is just a great resource for our community. He said Reverend Moon has been helpful to him in the past. He stated that he had people who were just camping out in a tent and he came out and approached them and talked to them. He thinks he was able to get one person to go in and the other person wouldn't but that was still very, very helpful. He stated that as a citizen if you come across a homeless person, what do you do? He said that you want to give them help, but then you've got to make sure the resources are there. He really appreciates the things that Catalyst is doing and he appreciates Reverend Moon coming out on such quick notice.

Reverend Moon stated that he tries to do that if a city council person or the mayor, like in Jeffersonville texts or calls him or the police chief, he goes to do whatever. He doesn't even send someone else; he usually just does it himself. He may get to a point where he can't do all those things, but if you did come across a person that you think might need to be in services and we can at least come and talk to them, he'd be willing to do that. He added he is a pretty good talker and can usually try to talk someone off the ledge and into some better things. He also added that most of these people do want some of the more comforts of home, but they're living in an outdoor environment where they just don't get that. He is glad to help in any way he can.

Mr. Dickey asked if he recalls Reverend Moon mentioning that there's some additional services that you guys do specifically for opioid addiction?

Reverend Moon said we do. He stated basically every day, just like the two gentlemen that we did today, we took two people to True Healing and that meant having a real tough conversation. He said he doesn't really want to, under this camera, tell you all the things we had to say, but some days you get into a situation like that where a father is supposed to be caring for a son and the son is also on methamphetamine. He stated the words he used to spark their attention to getting treatment were stern and strong, which not always is that the best case, but in that case it worked. He said both of them are in treatment today. He stated that they offer those conversations then connect them to intentional outpatient services, or connect them to what we call them warm handoffs, where you say, hey, this is the guy from Sunrise I've been telling you about. He said Mike's really good with that and he's in recovery so he knows all the recovery places and he gets people plugged in, gets them into housing so, yes, we do that. He also said the award that's ending from Clark County is, in fact, for those things that we're talking about. He stated we also offer some daycare vouchers for mothers or even grandmothers that have a child of somebody's. He said if you look at the reasons why the opioid funding was set out, Schedule E is what it's called. He stated it has on there the ability to actually provide child care for kids that are victims of the opioid situation, so we were able to do that with a couple kids. He said they are being creative with what they do with the opioid funding, because he thinks sometimes it's just handed to somebody and you never know where it goes, but for us, it's been wrapped around case management, plugging them into the right places. He added not everybody that's an addict just needs to go to meetings or not everybody that's an addict just needs to be in an inpatient today. He said sometimes they're not in complete active addiction and they just sporadically use, so you get them

believes Mr. Jake Vissing is here this evening as well as Ms. Johnson, Mr. Sean Stumler and Mr. Nick Lawrence.

Mr. Lawrence, Wheatley Group, thanked the council for having them this evening. He stated that he was there with his client, Mr. Sean Stumler of JCA Holdings. He said this has been a project that has been pursued for several years now. He stated Mr. Stumler purchased the property in 2021 and began the path of pre-development through the city of New Albany. He said it is within the fringe in the city and is zoned industrial. He explained that Mr. Stumler took it through preliminary development plan approval through 2023, at which there were some conditions and commitments that were made as a part of that development plan approval. He stated one of those conditions and commitments that was requested at that point was voluntary annexation for the property and bringing it out of the fringe and into the city. He said that is the intent of this and is in pursuit of the spirit of that development plan approval as we seek to construct this first building, and to pursue voluntary annexation for the entire site with the intent to develop the balance of the 15 acres into a light industrial flex industrial park.

Mr. Sean Stumler stated that he really did not have a whole lot to add other than he thinks this is going to be a great project, a lot like some of the other projects that he has done in the city. He was heavily involved whenever Insulated Roofing moved to New Albany in 2008, 2009. He said it was a 70,000 square foot facility and it's added probably a couple hundred jobs to the city. He started Progressive Materials back in 2012 and built a new plant on Hausfeldt Lane which was a 70,000 square foot facility, and well over 50 well-paying jobs in addition to the extreme tax base that's been added from those projects. He said just two years ago, he started another business and built a facility on Capitol Drive just to further show his support to the city and his commitment to the city. He loves the city and is going to continue to do all he can to help it succeed and grow and provide great jobs.

Mr. Dickey stated he just wanted to add that Sean has done a great job with his developments and he certainly appreciates the contribution to the city.

Mr. Stumler stated that he appreciates the support.

INTRODUCTION OF ORDINANCES FOR THIRD READING:

INTRODUCTION OF RESOLUTIONS:

COMMUNICATIONS PUBLIC: R-25-13 Fiscal Plan for JCA Holdings LLC

COMMUNICATIONS PETITIONER: R-25-13 Fiscal Plan for JCA Holdings LLC

R-25-13 A Resolution of the Common Council of the Murphy 1
City of New Albany Adopting Fiscal Plan for
Annexation Ordinance Annexing Certain Real
Estate Into the City Pursuant to a Petition for
Voluntary Annexation

Mrs. Murphy introduced R-25-13 and moved to approve, Mr. Phipps second, all voted in favor with the exception of Mrs. Collier and Mr. Unruh who were not present.

Mrs. Murphy stated that they do have a copy of the fiscal plan within their packet and hopefully everyone has had a chance to look at that. She said the property's current assessed value of \$53,900.00 will increase the city's tax base, and the planned \$1.2M industrial investment will significantly enhance future property tax revenues. She stated that the fiscal analysis shows no additional city personnel will be required, and municipal services can be provided within the existing departmental capacity. She added we have experts in the audience if we have any further questions.

COMMUNICATIONS PUBLIC: R-25-14 JCA Economic Revitalization Area

COMMUNICATIONS PETITIONER: R-25-14 JCA Economic Revitalization Area

R-25-14 **A Resolution of the Common Council of the** **Murphy 1**
City of New Albany, Indiana Declaring an
Economic Revitalization Area and for Real
Property Tax Abatement

Mrs. Murphy introduced R-25-14 and moved to approve, Mrs. Gohmann second, all voted in favor with the exception of Mrs. Collier and Mr. Unruh who were not present.

Mrs. Murphy stated this involves declaring the economic revitalization area for this project and for real property tax abatement, and the information was in your packet. She said the Economic Revitalization Area designation allows JCA Holdings to receive up to 10 years of real property tax abatement and up to 10 to 20 years of personal property tax abatement for qualifying equipment. She also said you have an SB1 form within your packet as well, and it details the planned \$1.2M investment. She stated this incentive package will help establish the first phase of the Creekside Business Park, creating a foundation for additional industrial development and job creation. She said once again, we have experts if we have any questions.

Mr. Lawrence stated as Councilwoman Murphy had stated, the revitalization area obviously covers the full property and would be for the full park. He said that's what we seek to establish through the resolution, as well as a tax abatement on this first phase. He added obviously, this is a speculative construction, 12,000 square foot, light industrial flex space. He said the purpose of the tax abatement is to, again, help with the construction of this phase. He also said acknowledging that the development is coming into the city, there's a higher tax rate there rather than being a county development. He said that's used to help offset those and become leasehold savings that can be passed on to future tenants. He stated it helps pursue and make this property more competitive and gets that first tenant in there quicker, and allows future phases to go under development. He stated again, the first phase is this 12,000 square foot building, \$1.2M approximately in capital investment and that will pursue a future tenant for that space. He added that future phases are coming, depending on absorption of need, anywhere between 12,000 square feet up to 30,000 square feet on some of the proposed paths.

Mrs. Murphy stated that you do also have an impact analysis within the packet as well.

Mr. Lawrence stated that they did perform an economic impact analysis for this, utilizing in-plan software in this situation. He stated we've worked in similar situations in adjacent communities that are looking to establish or reestablish an industrial footprint that they haven't had, or maybe there's just little remaining land, so we utilize the square footage of the development and place a composite or representative tenant into that facility to show what that would do as it operates and impacts. He added there are people that are working there and employed there, getting paid wages and salaries, so the type of tenant that Mr. Stumler would be going after with this type of building is a smaller light industrial light manufacturer. He said it would be professional services within those industries, so think about it as like engineers, architects, other shops, service providers that are there for a limited amount of time and are doing installations or things like that on other sites, and then again, light industrial manufacturers or employers. He also said that it is similar, as Mr. Stumler had stated, to the project that we brought before the council at the end of 2023.

Mr. Dickey said just to clarify, it was the previous council, so some of us were here for that but there are a few new members who were not on council yet. He then said he wanted to see really quick if Ms. Johnson wanted to add any additional comments from the economic development perspective of the city.

Ms. Johnson said she will just add that as we've been working through our comprehensive plan process, a void in New Albany was identified and it was this

industrial flex space, so this fits in really nicely with our 20-year plan as we're moving forward with the comprehensive plan. She also said if you look at the current ERA in Park East, there really is kind of a gap, so this fills that in nicely for us too. She stated we're excited about the project and Mr. Stumler's investment, and we look forward to the future phases of the project as well.

Mr. FitzGerald asked if the abatement takes effect with construction or after a building is constructed and ready to be leased?

Ms. Johnson said after it has been constructed and assessed.

Mr. FitzGerald stated this is a tax abatement on empty buildings. He said he trusts that they can find tenants, but at the same time, having a tax abatement for empty buildings is a raised idea for him.

Mr. Jake Vissing, Frost Brown Todd, said so the abatement is going to be on, again, the assessed value. He stated whether it's occupied or not doesn't necessarily affect your ability to do an abatement. He added it's just more of a discussion point there. He stated that he thinks there's an attraction in the area for spec buildings, especially with River Ridge. He said they've been a huge boom to our local economy, but they're at a point now where they're getting a little bit pickier with who they're going to market their remaining sites to, and spec buildings are really attractive to prospective tenants, because they can get in and get operating very quickly. He stated that there's more of an opportunity for communities like New Albany to capitalize on those tenants that are still searching in this area, where the opportunities, say, in River Ridge are starting to dry up.

Mr. Lawrence said he thinks from a marketability standpoint and a competitive standpoint, being able to have a completed facility that can be ready for tenant finishes allows us to be more competitive to identifying those end users rather than saying, okay, we've got this property, it's ready but give us 8 to 12 months to break ground and build a new building. He added that just doesn't work with the speed of business that we're operating in.

Mr. FitzGerald asked if the companies that come in can also do abatements on top of the abatements that are there right now?

Mr. Lawrence said in this situation, it would be likely if a company were to come in, it would be more of a personal property request at that point because it would already be on the reel. He stated that would then go back to the company as a benefit through some leasehold savings.

Mr. FitzGerald stated this is the first time that it's come to him just as a spec property.

Mr. Lawrence stated it makes it a little different than a standard process and what we bring forward to you. He said we've seen this in adjacent communities as well, and the proliferation of River Ridge offering almost a buy-right tax abatement through their enterprise zone has created an expectation, too, in the market that some of those savings are available. He stated that he doesn't want to dwell on that so much as because this is a new endeavor and because we are seeking a longer-term phase in, we are coming into the city of New Albany and there is going to be some carry period there too. He said this helps defray some of that from taking the investment risk too since the city tax rate is markedly higher than the county alone.

Mrs. Griffith thanked Mr. Lawrence for articulating that because that was one of her questions. She then stated that you're starting with the one building and then you're going to continue to build an additional building. Is that right?

Mr. Stumler stated that's correct. He said once this building gets full, then we'll begin to start working on the next one.

Mrs. Griffith asked even if it's not rented?

Mr. Stumler said no, there needs to be tenants in place before the next building starts to be constructed.

Mrs. Griffith said so there'll be an additional, did you say, like 30,000 square feet?

Mr. Stumler said up to. He stated there are pads available for up to 30,000. He said 12,000 is a really nice size because we can split it in half, get to two 6,000 square foot tenants, which is a really nice size for startup companies, service industries, etc. He added that typically business owners like that aren't great planners, so they don't think 12 months in advance and think more 60 days in advance, which is why he thinks the speculative building is going to be a good fit.

BOARD APPOINTMENTS:

COMMUNICATIONS – PUBLIC (NON-AGENDA ITEMS):

ADJOURN:

There being no other business before the board, the meeting adjourned at 8:47 p.m.

Adam T. Dickey, President

Vicki Glotzbach, City Clerk