

**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, NOVEMBER 3,
2025 AT 7:00 P.M.**

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

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

President Dickey called the meeting to order at 7:24 p.m.

MOMENT OF REFLECTION:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OR CORRECTION OF THE FOLLOWING MINUTES:

Mr. Phipps moved to approve the Public Hearing Meeting Minutes for October 16, 2025 (EM Cummings Vacation), Mrs. Gohmann second, all voted in favor.

Mr. Phipps moved to approve the Regular Meeting Minutes for October 16, 2025, Mrs. Gohmann second, all voted in favor.

COMMUNICATIONS – COUNCIL:

Mr. FitzGerald stated with SNAP benefits not being renewed for November, Metro United Way has set up a Hardship to Hope food relief fund. He had the easiest vote he could do since he has been sitting on the Caesars Foundation board along with Mrs. Griffith. He was typing an email to the executive director just saying, hey, what can we do and how can we help, and right in the middle of that email, he sent an email saying that we are partnering up with the Metro United Way and contributing \$50,000.00 for the relief fund. He said you can go to metrounitedway.org. He also said that SNAP recipients who over the age of 60 or households with children 18 and under are able to fill out an application and receive a Kroger food card as well for that. He added they've been having some technical issues with the website today following a great demand and response, but those who are able to fill out or able to apply, keep on going.

Mrs. Gohmann stated she knows everybody's used to hearing from her about the dam, but tonight she wants to focus on the immediate needs of our community. She said there are a few basic human rights that should be available to everyone, food, shelter, and health care. She stated these things have been threatened for our most vulnerable citizens. She said because of the current government shutdown, people are going without these basic necessities. She stated there will be a food drive tomorrow from 9:00 a.m. until 6.30 p.m. at 931 State Street here in New Albany. She said anyone who can't go there but wants to donate can go to Hope Southern Indiana's Amazon Wishlist and this food collection will benefit Hope Southern Indiana. She then stated today was the community awareness event that is held the first Monday of every month at the library and she said she spoke with a representative from CareSource. She stated that the representative said families who get their health insurance through the ACA are experiencing sticker shock, as without the government subsidies, health insurance premiums are doubling, tripling, and in some cases going up 600%. She said this is going to force people to give up their insurance, which will put the burden on our local hospitals. She wishes she had a magic solution but she doesn't. She stated no one should have to worry about feeding their family or how they will get care if they are sick, but she is so glad to see our community is stepping up to help our fellow citizens.

Mr. Blair stated as we're nearing completion or approval of the comprehensive plan, we're going to move into the zoning ordinance and he would like to see some additional restrictions as far as business use in neighborhood residential areas. He has experienced in this past week a couple businesses, one's like an ad hoc retail operation that has regular, massive yard sales, which causes a lot of traffic problems. He said another one is basically a construction company running a business out of a residential neighborhood, so he'll be looking for things we can do to be more restrictive for business use and looking to make amendment and so forth if it's not there. He thinks it's important and it's just better of our neighborhoods because we're just getting too much business use.

Mrs. Griffith stated she was able to go to Prosser for their plumbing ribbon cutting, and that was very interesting. She always enjoys the stats and one thing she likes about Prosser is they're in our backyard. She said they're educating our people and they're getting them a higher wage starting out. Her son went there as a welder, and he is doing great at his young age. She also thinks that's going to help with a lot of the issues that we have in our community, so she always appreciates Prosser being there. She stated one fun fact that they said is the average age of a master plumber is 63, so get out there, get educated, and start helping these older people so they can retire.

Mrs. Murphy stated November is Epilepsy Awareness Month, and tomorrow is Election Day. She said we don't have any local elections here, but next Tuesday is Veterans Day, and she wanted to say thank you to all of our members of the military who are currently serving or who have served. She added that one way we can show our appreciation for our veterans' efforts is to always take advantage of our right to vote, because without our veterans, we wouldn't have that right. She then stated that after reading and rereading our last council meeting minutes, she wanted to send a compliment out to her colleague, Jennie Collier, with her comments from the last meeting. She added they were very appropriate and she agrees with what she had to say. She said to all the attendees of the October 16th meeting, she has read those minutes and taken notes on all the comments that were made. She appreciates everyone's willingness to speak out and express their opinions, and if anyone would like to have a conversation with her, please, please call her at 812-944-3527 or send her an email at emurphy@cityofnewalbany.com. She always tries to get back with people within 24 hours, and she enjoys having conversations with our citizens of New Albany, and she looks forward to hearing ideas and inputs and ways that we can make New Albany a better place to live.

Mr. Dickey stated that the only thing he was going to echo was the previous comment about Veterans Day and just our gratitude to our veterans. He'll just echo Mrs. Murphy's comments on that and ask that you all be of remembrance on that day. He said be kind to a veteran and just make sure that you let them know how much we appreciate their service.

COMMUNICATIONS – MAYOR:

Mr. Hall stated Mayor Gahan just wanted to thank you all for your support of our recent Trunk or Treat event. He said we had a great event down on the riverfront, had a ton of families and young people coming down to have a safe spot for trick-or-treating. He stated, additionally, we will have Light Up New Albany coming up. He added it is shocking that it's coming around already, but that will be the Saturday after Thanksgiving, he believes it is the 29th this year. He said we'll have some more details coming about that soon.

COMMUNICATIONS – OTHER CITY DEPARTMENTS OR CITY OFFICIALS:

- **Presentation by Claire Johnson and Joe Glover (IUS) re: Monon South Freedom Trail**

Ms. Johnson and Mr. Glover gave a presentation to the council on the Monon South Freedom Trail. Said presentation is on file in the city clerk's office.

Mr. Blair stated he really appreciates the trail. He said he has two sons and one lives in Scottsdale and the other one lives in Atlanta in the Beltline. He stated that with the greenway in Scottsdale, you wouldn't imagine the economic development and the usage those trails get, and just the residential development and the socialization and so forth, so he thinks this is going to be a really great thing for New Albany. He really appreciates the administration and everybody who's worked on it, so that's a real benefit. He then stated he has ridden part of the trail around the Borden to New Pekin and asked what the surface of the trail is going to be?

Ms. Johnson stated all of our surfaces in New Albany to the Floyd County/Clark County line will either be pavers or they will be asphalt.

Mr. Blair then asked if they could please fix the railroad crossing at Mount Tabor? He gets phone calls all the time about that road and the crossing, so let's at least put up a dangerous surface where something's signed just to warn people that it's going to be bumpy going over the top of those tracks until we acquire the property and get it fixed.

Ms. Johnson said we have that same question. She knows Shane Gibson's been working hard to try to resolve that for us.

Mr. Blair said even a caution sign would help.

Mr. Phipps stated sort of the same lines of what Mr. Blair was talking about, not trying to micromanage too much, but he would suggest paving over pavers because all you have to do is look at some of the horrible condition of the pavers in downtown New Albany with trip hazards that would be unsafe for people that are jogging. He said secondly, he has said this probably 10 times, but he'll say it again. He hopes the lighting on the trail is eco-friendly lighting, like what we have on campus where the lights go down, they don't go up into the air and create light pollution. He added there's a perfect example of those up in Bloomington, so if you're ever up there, take a look at the trails. He stated they're all down lighting. He said please don't put these stupid, hideous things that we've got in downtown that glow the light out into the environment. He also said he think it's a great plan and looks forward to it being completed and walking it if he is still able to walk at that point.

Mr. Fitzgerald stated he also wanted to talk about Mount Tabor Road. He was going to talk about the tracks as well, but he just wanted to make sure that there is extra focus on that intersection at Mount Tabor and Grant Line. He said it is such a bottleneck right there because you're coming down hills, both sides and it's a tight corner. He stated we have to have an investment there to make sure that it is optimal for people who are biking and pedestrians as well. He added you're having everyone mix in right there at and it's a really big choke point at that intersection, so we need to make sure that people can safely turn that corner. He then asked regarding the pavilions at the IUS, are there going to be tables around as well? He saw the pictures and saw benches, but he just wanted to make sure that it's a community gathering spot.

Mr. Glover replied yes, that's our vision, to be able to add some seating out there.

Mrs. Griffith thanked them for the presentation. She thinks it's great that the community can see that. She honestly did not realize that you all had a wooded trail out there already and asked if that's open to the public?

Mr. Glover replied yes, it definitely is. He added the easiest way to get there is behind the Ogle Center on the right-hand side of campus in the back. He also added it's a great little half-mile trail that goes through the woods. He said it's cleared, and again, we opened it during COVID, so that's probably why a lot of people aren't 100% aware of it. He then stated we'd love to have you, and for those that don't know, parking is free at IU South East now.

Mr. Fitzgerald stated he knows that with your READI 2 application, you're talking about like a gateway to like Hausfeldt and to the McDonald's area and such. He asked if there is still any movement on that as well?

Mr. Glover said we've got great partners, obviously, with you guys in the city of New Albany to be able to do that. He wants from a campus perspective, to be able to have some safer walking paths or some safer crossings off Grant Line Road, but right now, that's not part of this project for the funding. He will say that he had some conversations with the mayor as well as with some of you guys, and you guys have all been wonderful in saying, hey, we know that we want to make that area safer as we have more people walking in the area. He said there are no concrete plans right now, but he knows that it's still important.

Mr. FitzGerald stated whenever he has been talking to residents, he has always brought up the fact that there are a lot of places in this city that you cannot safely walk from point A to point B, and he thinks that the Monon Trail helps extensively with that, and wants to make sure that we're capitalizing on all that.

Mr. Glover stated that we continue to have conversations with READI, and you never know what projects are going to end up moving forward or not, but he will say, if there's an influx of funding, that will be one of the first things we look for, safe crossings across Grant Line Road and increased walkability in that area.

Mr. Dickey said obviously Mrs. Collier and he have been intimate with this for some time, being on redevelopment. He also wanted to just give a shout-out to both IUS and Claire Johnson for all their due diligence and hard work on this. He said this is truly a transformational project for our community.

Mr. Phipps said by the way, his comments weren't directed toward Ms. Johnson; they were just directed toward the powers that be, and he is sure that we'll do it right on campus.

Ms. Johnson said she thinks that maybe a year or so ago, she may have shown the lighting fixtures to him.

Mr. Phipps said no, he hasn't seen them but would like to see them.

Ms. Johnson said she will provide those for him. She also said that the section that goes downtown will actually have a split sidewalk and paver section, so there will be a concrete sidewalk for folks to walk on. She added that way you won't have people buzzing by on their bikes too. She stated that she can't pretend to know all about pavers, layering and things that happen underneath that, but she does know we've had conversations with the same concerns and we have engineers that assured us through whatever process they're using for that, there will be a smooth service.

ADMINISTRATIVE ITEMS:

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

- Budget & Finance Committee Report – Dickey

Mr. Dickey verbally reported that ordinance A-25-07 for appropriation for Catalyst Rescue Mission was forwarded out of committee with a reduction to \$30,000. He said A-25-08, an ordinance for appropriation for One Southern Indiana, was passed out of the committee without any amendment for second reading. He stated A-25-09, an ordinance for appropriation for Blessings in a Backpack, was also forwarded out without any amendment for second reading. He said A-25-10, an ordinance for appropriation of homeless services organizations was tabled pending additional modifications.

Mrs. Gohmann motioned to approve the verbal report, Mr. FitzGerald second, all voted in favor.

- Presentation by Mr. Ed Wilkinson for the Sewer Utility Update – Dickey

Mr. Wilkinson stated he'd like to review the wastewater department progress and success in light of the EPA release of the amended consent decree that we lived with for 30 years. He said since May of 2021, we've gone five years now without an SSO sort violation of any type and we are continually upgrading our system. He stated as determined by the needs of the last master plan that we did in 2024, we've got a series of projects that we're laying out engineering, pricing, the future needs, expectations of growth in the city and making a financial plan and engineering for those conditions. He said since our last meeting presentation a year and a half ago, the upgrades in the city came to five different locations where we would dig those big holes, six lift station upgrades and the major capital investment at the 10th Street processing plant. He stated that totaled \$5.4 million on top of the \$32 million that we spent over the last 10 years in upgrading our whole system to get rid of the EPA. He said our service for the area covers New Albany in a four-mile circle from the Ohio River west and north, and also has the Silver Creek County line as our western border. He stated the system components include a 2-million-gallon storage facility, split up in two different locations. He said we have 210 miles of gravity wastewater lines, 20 miles of forced mains, 33 lift stations, and over 5,000 manholes that are serviced by our employees from the plant and the collection system. He added that the office processing plant and the control center for all of the activity is at 10th and Main. He stated on those assets current value and replacement value might be a little bit different, but we're nearing \$350 million in capital investment in the city's wastewater treatment system. He said we handle all of the collection system, the plant processing, and all of the emergency call activity with 30 employees. He stated our finances are in excellent condition, and as of June 30, 2025, DMLO reported cash for operations and construction at \$4.5 million in the bank right now. He said we have a current bond debt of \$17.8 million, and the bond debt for stormwater is \$2.8 million. He added they don't have bonding authority, so it's considered part of wastewater. He also added that we are currently working on a master plan of projects and the funding method for that going forward as he had mentioned. He then stated we are not going to have a rate increase of any type in the sewer department; we've not had a rate schedule change since 2012. He said we did a cost-of-living adjustment one time for nine cents a unit. He added that's 13 years ago, and he is confident that we'll have none for 25 or 26. He also expects that we won't need any kind of adjustments in rates for tap-in fees or user fees for six or eight years. He said that's what he said five or six years ago, and he'll stick with that. He added that's kind of hard to predict, but he has a few more statistics to fortify that. He said we'll cover our master plan construction upgrades and our operating facilities with no increases of any type, and if you add that six, seven or eight to what we've currently done, you're talking 20 years. He said to just think about some of our neighbors and he just happens to have some numbers from our neighbors that he wants share. He stated our own system is calculated on units and the standard industry number that we use in a sewer unit is 750 gallons of wastewater. He said we average probably across the city from three to seven units. He added it depends naturally on the size family, how many other additional usages of water that they have because the sewer bill is developed off from the gallonage of your water bill. He stated our minimum rate for two units is \$15.36, the minimum rate in Jeffersonville is \$34.87, the minimum rate in Clarksville is \$25.94 and Louisville's minimum 10 years ago was \$66.56 for the middle. He said the tap-in fees in New Albany are \$1,650.00, tap-in fee in Jeffersonville is \$4,900.00 and Clarksville is doing a study to determine what they want to change their tap-in fee to. He added Charlestown's tap-in fee is \$3,100.00, and ours, again, is \$1,650.00 and he is not expecting that to change anytime soon. He stated that he hasn't in any way, shape, or form, got any magic, but we have a system, we have a management team, and we have an operation that runs smoothly, runs consistently, and we respond to the calls that come in for service to the plant on a 24/7 basis and on the weekends. He said it's done through a call system, but if we get a call at 11:00 p.m. at night or 3:00 a.m. in the morning that there's a problem at somebody's house, we go through the call system and then we send a truck to the location to see exactly what's going on. He added no one goes unanswered no matter what day of the week it is, whether it's Christmas Eve or

early in the morning on any other holiday, we take care of the community, lock, stock, and barrel. He then stated that the outstanding bond debt for New Albany is \$17.8 million and Jeffersonville is somewhere between \$130 and \$150 million. He added that difference is the number of new projects that they continually are adding to service their community. He said Clarksville just created a new PILOT program to fund the \$25 million bond that they just issued. He added their balance from the bond service then goes into the general fund like ours does. He stated Charlestown has, again, a study going to develop funding for their operations, but they've got right now \$13 million in construction with just lift station repairs alone that they are in need of. He said Louisville doesn't talk in millions, they're in the billions. He stated they have currently over four billion dollars in construction on new and repair replacement mandates right now by the EPA. He said percentage increases for New Albany, zero; for Jeffersonville, they're currently pending and have approved a 33% increase; Clarksville, 38% and Charlestown is doing a study. He then stated our city's growth is measured by paid-in tap fees. He said in 2024, we issued 202 permits, 168 single-family, and 34 apartment units. He stated in 2024 on that 202 permits, we collected \$550,000.00 in tap-in fees. He added in 2025, year-to-date, that's nine months, we issued 226 permits, 138 in single-family, and 88 in apartments, which came to \$518,000.00 in tap-in fees, and we've still got three months to go. He stated so far in 2025, 36% of the new permits have been issued to outside the city limits, so those fees and numbers are larger for the outer community. He said we reversed our one-third two-thirds ratio of single family to apartments, so we're now two-thirds single family in the last couple of years and one-third apartments. He stated we go forward serving our community with all types of needs, any size company, any size developer, any size project, as the needs arise. He stated as reported by the comptroller's office, our audits and financials are near perfect, and we're rated in the top 2%, which you saw previously, and in the top 2% cities in the whole state of Indiana is pretty good. He added that means we're ahead of 98 of those guys and that is really sensational to be doing that good of a job, as complicated as it really is. He added it's just that all the ugly things will happen all at the wrong time and that's normal. He said we're proud and eager to serve, and we're just one department of the city of New Albany. He stated we have an excellent management team and our plant manager, Mike Wallace is here. He also stated that he doesn't normally have any kind of pattern or expectations to be able to name everybody who's doing a good job because the whole team is doing a good job, but there are three people that you all contact. He said everybody in the city that needs help will contact at the wastewater plant, Karen Cousins, at the comptroller's office, Sandy Boofter, although she's in the process of retiring, and Cheryl Cotner-Bailey at the mayor's office. He stated that they take all the calls from people that have problems, so the only thing they hear is what somebody's problem is all the time, and they do an excellent job of that. He added and you've got sitting here our favorite partner, we call her, because she takes such good care of our work, Vicki does excellent work. He then stated that he has just a few comments that he'll make in a before and after type of relationship comparison that covers a 15-year period. He said treating wastewater over a period of two or three days it takes for the water to get through the system and then dumping it into the Ohio River, as he mentioned at the last report, you can drink the water. He stated that the E-coli content is low enough that it's food-grade water that we're dumping into the river. He then went on with his before and after minor list. He stated first off, in 2010, we were operating under the EPA Consent Decree, had 85 violations and we were operating under threat of \$16 million in fines. He said in 10 years, we eliminated 85 violations and now have run five years with zero violations and are in full compliance. He added we have no ongoing activity with the EPA whatsoever. He then stated we removed the contract operator in 2012, and they're operating fee was over \$3 million a year to run the system that we now run, and Mike Wallace is the guy running it now. He added our bond debt has gone from \$75 million to \$17 million. He said in January of 2010, our unpaid bills were \$1.7 million, including three months of bond payments that were behind. He stated we now have, naturally, all of our bills paid currently, kept current, and we have \$4.5 million in the bank, so we have a nearly clear \$350 million processing plant and collection system in operation. He stated we had a junkyard as a next-door neighbor, and now we have, actually as of two weeks ago, riverfront property, 26 acres, that's paid off. He added we paid in full our last payment in October. He said we have a new standalone police station funded by our PILOT program, first standalone station for the city in history. He added this is a very brief before and after, but the highs and the lows of what

our employee team has done, the work they've done, the quality of people we have, we're very, very lucky to have. He was thankful that just recently they gave raises to everybody and you all. He added that he didn't have you in the list of partners here, but he looked to the council from 2010. He was appointed in 2009 and in 2010, we would go to a sewer board meeting and the first order of business was one of the members would ask the comptroller, how much money we have as well as are we going to pay the electric bill or are we going to do some other activity? He said we were dead broke and in real trouble, in violation with EPA. He stated there was no building going on; the consent decree required no add-ons. He said we couldn't add to the system at all until we cleaned up that mess. He stated we are just very, very, very lucky and appreciate the fact that the city council backed the request for the rate increases that were needed in 2010 with the second one in 2012. He added that created the muscle. He said we created a plan and worked a plan, and you hear him say that a lot, but that's the only thing that gets big jobs done. He added if you don't plan, you're in a ditch. He then said he'll close and take any questions but he really has fun doing what he does.

Mrs. Griffith thanked Mr. Wilkinson for all the totals. She then asked if we are doing on good on capacity on how much we can grow?

Mr. Wilkinson stated it's amazing, and we're doing some major things in the future such as sterilization changes in our system. He said from a capacity standpoint, the plant is designed to run 12 million gallons a day of wastewater through it and we average year-round about 7 million a day, but it'll go down as low as 5 or 5.5, and it'll go up to 8 or 9 million a day. He said if you get an inch rainfall, it'll go to 35 million and we can run 70 million through the plant, but the design requirement for the statistics of how you operate a wastewater system is treating all foreign materials, takes out all solids and return clear water clean water to the river. He stated it's design is 12 average operating 7 million and a full-out capacity of 70 million with a week-long rain.

Mr. Dickey said just to add to that, when the plant hits 80%, you have to plan for an addition, and when it's 90% you have to start building that addition. He looked to Mike Wallace to see if there's any other little footnotes he wants to add to that, but we're well below that which signifies how quality the investments that we've made to lining and reducing infiltration has been in preserving our system.

Mr. Wallace said he agrees.

Mr. Dickey thanked Mr. Wilkinson for the presentation and said he thinks we're in a much better and blessed situation than a lot of our neighbors, and that shows with those numbers that he illustrated.

Mr. Wilkinson stated he really can't go overboard with complimenting our team and our employees because they do an excellent job.

- St. Elizabeth Catholic Charities Shelter & Housing Programs – Dickey

Ms. Leah Alexander, Development Director, said so imagine being in the hospital preparing to give birth and realizing you have nowhere to go once you're discharged. She stated that was Stacey's reality. She said while in the middle of seeking mental health services, she returned home one day to her apartment to find her roommate had suddenly kicked her out, with all her personal belongings sitting on a curb. She stated despite her determination to provide for herself and her baby, she could no longer work towards the end of her pregnancy. She added by the time her daughter was born, she had exhausted all her savings and had nowhere to turn. She said from her hospital bed, Stacey made a desperate call to St. Elizabeth Catholic Charities and within hours, our shelter team was ready to welcome her and her newborn baby girl directly from the hospital. She then stated that she is Leah Alexander with St. Elizabeth Catholic Charities, and introduced Mark Casper, their agency director. She and Mr. Casper gave a presentation to the council regarding their organization. Said presentation is on file in the city clerk's office.

Mr. Dickey asked what are your numbers annually that are served? He said obviously, the 50 individuals on campus is a critical piece. He then asked just out of curiosity, what are the general revenue sources in your \$2.2 million budget, if you had to just generalize those sources?

Mr. Casper said it was in the one chart we just showed. He thinks about \$900,000.00 of it was contributions such as churches. He stated there are two events which are a large gala in Louisville in the spring, and then we have a fall event. He said but it's churches, it's baby bottles, it's appeals, Christmas appeal, etc. He likes to say we're a pretty scrappy group and we have over 1,000 donors a year. It comes in \$5.00, \$25.00 or larger donations. He stated that the gala brings in \$400,000.00 of it in one night, so over \$100,000.00 in corporate support before we even start that event.

Mr. Dickey stated he knows you've also got your state and HUD grant for \$193,000.00, so that's another component here as well?

Mr. Casper replied yes. He stated the ESG grants, Emergency Solutions Grants, is \$44,000.00, and the rest is in domestic violence shelter and most of that's in a pass-through for the rapid rehousing.

Mrs. Gohmann asked if the Affordable Supportive Housing is the program that pays rent and utilities?

Mr. Casper replied yes.

Mrs. Gohmann asked if that is only for single mothers? She also asked if that for if you have a married couple in that situation?

Mr. Casper said we have had couples, we've had fathers but it's someone parenting children and it's not a grant-funded program. He stated it is our program so we are allowed to be flexible. He said for example, that's the one that doesn't have a state allowance of how long you can stay. He stated in the emergency shelter, the state only allows 90 days but the domestic violence is two years because it's ours. He added as long as they're moving forward, we've had some women get habitat homes out of there, and so we can work with them on the timing. He also added there are nine units on the campus.

Mrs. Murphy stated that she volunteers there on Thursdays from 10:00 a.m. to 2:00 p.m. with a group of retired teachers. She said if you have children's clothing from newborn up to age 7 that you would like to donate, that's donated right into Marie's Blessings, and we sort that and just give that away to families in need. She said or if you have furniture that you're getting rid of, bring them. She stated our moms and families come in, and we write on the board what we have, and if we have it, we give it to them, so kids' clothes, baby wash, baby lotion, diapers, furniture, we'll take it.

Mr. Casper said we appreciate your volunteer time. He also said that Marie's is a big part of the \$280,000.00 gift account. He stated for example, we give away \$30,000.00 worth of diapers a year and literally anybody can come to the door.

Mr. Dickey said just out of curiosity, those two lots that you've acquired, he knows their plan is to construct additions on those. He asked what's your timeline and how does that work from your organization and funding standpoint?

Mr. Casper said those are very good questions. He stated for example, somebody asked him if they are full? He said the domestic violence shelter is always full. He stated we're just on year three, and we could have doubled the amount of rooms we have, and it's probably going to be full. He said the answer is we just acquired the last piece and we've been working with those two homeowners for years because they've been there for 44 years. He stated so we just acquired it, and the buildings were in disrepair and we had to get historical preservation approval to take them down. He said now Leah and he are working on how to raise about \$2.7 million. He added the building is designed, but we haven't started the process of getting all the city approvals, and we're owned by the

archdiocese, get all those approvals, but we've got to raise the money. He thinks they've laid it out as 2027 or 2028 they will hopefully be doing a ribbon cutting, but we've got some work to do.

Mrs. Griffith stated because she always primarily thinks of you guys for single moms, that kind of thing, she asked how many beds do you have available for your other services?

Mr. Casper stated in the domestic violence wing, there are five rooms and the emergency shelter probably has eight rooms. He added probably at any one time, the five rooms are always full of domestic violence, and the emergency shelter is probably at least half checking the domestic violence block, too, but they can start in the emergency shelter.

Mrs. Griffith said so those are like shared rooms, though?

Mr. Casper stated that might be just who's in there. He said the most common box checked today is domestic violence, more than addiction and mental health, unfortunately. He added that we actually house more women in the rapid rehousing than we do on our campus because we just don't have the room, so at any one time, there could be six or seven families that we are housing and working with landlords and got them in units.

Mrs. Griffith thanked them for all they do for our community.

Mr. Casper thanked the council for their time.

- **Life Spring Health Services – Dickey**

Dr. Beth Keeney stated she is the president and CEO of Life Spring Health Systems. She was joined by Dr. Gabrielle Harvey, who is the clinical manager here in Floyd County and Melinda McKenzie, who is an outreach worker for Clark and Floyd County. She then gave a presentation to the council. Said presentation is on file in the city clerk's office.

Mr. Dickey stated obviously, as part of his service, he also serves on redevelopment and was happy to work with you guys on the partnership as part of the community for the Charlestown Road development. He asked if she could speak just for a second to, A, how that has been transformative particularly for that area of that part of town for your services that you're providing? He said then he is curious to know if there are still other things that that could be done if money was no object that we could surge to further provide assistance and services?

Dr. Keeney said yes, isn't that a nice dream. She stated there are so many things that we could do. She is really interested in hearing Dr. Harvey's perspective, from a clinical perspective, but from her perspective, it's the social influences of health that our patients a lot of times get hung up on. She said there is only so much that we can do when somebody lacks stable housing or is hungry. She stated we can give them all the medication, but if the medication requires them to eat while they're taking meds and they don't know where their next meal is coming from, then it starts to get really tricky. She also stated if we're working with a patient who is diabetic and they need to test their blood sugar three or four times a day, but they don't have access to clean running water, how are they washing their hands and what does that look like? She thinks from her perspective, it's the social influences of health that really limit what we are able to do oftentimes in treatment.

Dr. Harvey said as far as the New Albany location over on Charlestown Road, that office is running great; they have a really good team over there. She gets a lot of good feedback from all the clients because we offer the physical health and the mental health options over there. She added it's been well received by the community, and she is glad to be a part of that. She then stated she thinks the areas that we're missing from a clinical standpoint, her dream for our New Albany offices would be expanding substance use

services. She said those populations are near and dear to her heart and there are not a lot of options in the Floyd County area. She stated it would be really great if we could expand that and just offer that to more people in Floyd County, so that they're not having to worry about transportation or continuum of care in outside counties. She added that's what she sees as a need for Floyd County.

Dr. Keeney stated that one of the biggest challenges that we have is we've not seen a change in Medicaid rates in more than 30 years, and that's not an exaggeration. She said we're essentially being paid exactly the same by Medicaid that we were being paid 30 years ago, and we're not Starbucks. She said you know, we can't just raise our prices to the state when our costs go up, so as we've seen a lot of the wage inflation, especially over the last five to six years and the rising cost of everything else, it gets more difficult to do the more expansive services when we have to really just kind of focus on what we can do right now in this environment with this patient. She added that gets to be really challenging because as clinicians come out of school, they've got school debt and they want to make a living wage and really want to be able to support themselves and their families. She stated all therapists have to have at least a master's degree in a very specific area, so it's really hard to continuously sell people on community health. She said it really takes the right mix of staff who really want to work with that kind of higher need, higher acuity population because they can just go and open up a private practice and do it for cash pay. She stated it's more and more challenging as the years go to meet the needs with what we have although our staff is incredible.

Mr. Fitzgerald said first he wanted to thank them. He stated his mother was employed by Lifespring for 20 years or so as a therapist, and she always had good experiences. He then said regarding social determinants of health, he noticed that they had the Project Versus Third Path program to transition from homelessness. He asked if she could go into that a little bit?

Dr. Keeney said that is a SAMHSA-funded program where the state is a recipient of the funding and then we're a subrecipient of that grant. She stated that is a bachelor's-level case manager or peer, someone with lived experience, who will go into the community and to areas where folks are known to be unsheltered. She said they specifically look for individuals who have a behavioral health or substance use disorder and then connect them to care if that's something that they're interested in.

Mr. FitzGerald asked if there has been much success with that as well?

Dr. Keeney said she thinks it's a really challenging population but we certainly have seen some successes. She thinks anytime you can engage with somebody and really just connect with them, even if all you walk away with is now they know who they can call to get help, that is a success. She added there are some folks that she can think of where we have consistently kept up with like, hey, here's some hot coffee and a banana, how are you doing and are you ready to come in for services? She said they also ask them if they know where to go if they do want help or services, and we have seen success over time with building those relationships and really being available when they're ready.

Mr. FitzGerald said that's great.

Dr. Keeney said thank you to your mom to Mr. FitzGerald.

APPROVAL OF CF-1 FORMS:

INTRODUCTION OF ORDINANCES FOR FIRST READING:

A-25-07	Ordinance for Appropriation of Riverboat/ General/EDIT Funds for Catalyst Rescue Mission	Griffith/ 1 Gohmann
----------------	---	--------------------------------

Action Taken: Referred to the Budget & Finance Committee.

A-25-08	Ordinance for Appropriation of Riverboat/	Murphy/ 1
----------------	--	------------------

Action Taken: Referred to the Budget & Finance Committee.

**A-25-09 Ordinance for Appropriation of Riverboat/
General/EDIT Funds for Blessings in a Backpack**

**Murphy/ 1
Dickey**

Action Taken: Referred to the Budget & Finance Committee.

**A-25-10 An Ordinance Adding § 35.31 to Chapter 35
of Title III of The Code of New Albany to
Establish a Non-Reverting Fund for Homeless
Services Organizations and Authorizing an
Additional Appropriation of \$100,000 from
the Riverboat, Edit or General Fund**

FitzGerald/ 1

Action Taken: Referred to the Budget & Finance Committee and was tabled.

Mr. Dickey stated he thinks a motion to amend the agenda is in order based on the Budget Finance Committee's recommendation of tabling of A-25-10, which would mean that we would strike that item in this list.

Mr. Blair motioned to amend the agenda to strike A-25-10 from the list based on the Budget & Finance Committee's recommendation of tabling that item, **Mr. FitzGerald** second, all voted in favor.

INTRODUCTION OF ORDINANCES FOR SECOND READING:

COMMUNICATIONS PUBLIC: A-25-07 Catalyst Rescue Mission

Ms. Shawna Burns, 2605 Hickoryvale Drive, #9, stated she is just simply speaking on behalf of all of the organizations and to help the organizations here who she volunteers with on every single day basis. She agrees with the people who were talking about \$50,000. for the Catalyst Mission. She said we don't have any place in Floyd County for homeless people where they could go right now and lay down their head and get a meal. She stated she doesn't understand why there has to be a choice. She asked why can't we help everybody? She said it's going to take a lot more than \$50,000.00. She asked the council if they know how she knows that? She said it is because that's what she makes a year and she's broke. She stated if we're going to help multitudes of people, it's going to cost far more than her salary, which is quite frankly less than \$50,000.00. She said with that being said, she wanted to ask a question. She then stated that Claire Johnson is over housing and what she heard tonight was a lot of stuff about this Monon Trail and nothing about housing.

Mr. Dickey stated she is the economic and redevelopment director for the City of New Albany.

Ms. Burns asked if she would be over housing affordable housing or anything like that?

Mr. Dickey stated that a component of her job is related to that.

Ms. Burns said then that shocks her because affordable housing was never even broached during her speech.

Mr. Blair told Ms. Burns that she may be thinking about the Albany Housing Authority.

Ms. Burns said she doesn't know and she is learning. She stated \$40,000.00 for Blessings in a Backpack is bravo because the kids need it, but \$30,000.00 for an entire county for Catalyst? She asked why they can't do both? She said they are both needed, especially right now. She literally cries when she leaves Kroger's. She stated that she doesn't get SNAP and never did. She was raised not to get stuff like that but she probably

could use it, really. She said she is a single mother of a teenage daughter and is also in school full-time. She added she is in recovery and could definitely use all the help that she could get right now. She doesn't have an emergency fund, but by the grace of God, she gets by every single month. She added a lot of that is from help from her community. She wishes it was help from her city. She wishes that there was just something in place where she knew that her rent was going to be paid and that her bills were going to be okay, and she could still wake up and go to school and be a mom and eat and have heat. She then thanked the council for hearing her.

Reverend Jim Moon, 1818 Wesley Court, Jeffersonville, stated that he wanted to come just for a moment and answer any questions that you might have had in the conversation you had previous to this moment, and bring to light anything that might still be needed. He knows there are two things that have been brought to his attention. He actually got an email today at 12:25 p.m. that we have the deed to the shelter and that it was signed this afternoon. He stated we are moving forward with a lawsuit, so if you do still continue to see a lawsuit on the docket, it is because there was a ton of attorney's fees that brought us to this point, and we're not going to waive those and just wash them under the table. He said so we are moving forward with that, but the deed is signed, and it's now at the recorder's office in Clark County. He added that's a six-year process. He stated another thing that was brought to his attention was the status of the cash on hand at Catalyst Rescue Mission. He stated we are currently in a deficit of around \$62,000.00. He said they closed our books today, and he got the report from our treasurer. He doesn't know if the council is aware of what's happening with the ESG funds. He knows that Mark Caster was talking about that a little bit earlier. He then stated the ESG is on a different calendar than the fiscal calendar that we use. He said ESG is the State Emergency Solutions Grant, which we are a part of, and so is St. Elizabeth. He stated they are supposed to have those contracts out. He added you apply in April and they are supposed to be signed in June, then they start July 1st, and they go to the following July 1st. He said they changed the format in which they did all that, and we literally just signed the contracts for ESG last week, so that reflects that for us, he thinks that's \$43,000.00 of funding that we would have expected, but it will be back-ended, obviously. He added we can back-date a lot of those things, but we're working on all that. He added you're not making a ton of money doing homeless ministry and working with people on the street, but the work that you guys can help us do with \$30,000.00 or \$50,000.00, whatever you all decide that you're going to do is desperately needed. He said we've still been working numbers, and one of the numbers that we recently have developed was trying to track where we are in 2025 with the hot meals that go out our door. He thinks that's important with SNAP and all the other things. He stated there's 15% more people seeking shelter this year than last year. He stated as far as the number of meals going at our door, 99,214 is what we're on track to do this year so he's going to call that 100,000 meals. He said that's hot meals at the front door to needy families, needy people, people in the shelter and on the street. He thinks that makes them probably the biggest server of hot meals in Clark County for sure, if not in New Albany also. He then thanked the council for their time.

COMMUNICATIONS PETITIONER: A-25-07 Catalyst Rescue Mission

A-25-07	Ordinance for Appropriation of Riverboat/ General/EDIT Funds for Catalyst Rescue Mission	Griffith/ 2 Gohmann
----------------	---	--------------------------------

Mrs. Griffith introduced Bill A-25-07 and moved to approve the second reading, Mrs. Gohmann second, all voted in favor.

Mr. Blair motioned to increase the amount of this from \$30,000.00 to \$50,000.00,

Mr. Blair rescinded his motion.

Mrs. Griffith thanked Reverend Moon for his presentation earlier this year. She said we realize that on average you house 26% of New Albany people, and we appreciate that. She stated it's not something that we've paid in the past through the city, and that is what the purpose of this ordinance is, is to help fund some of that. She knows everybody is tight on funds this year and anything that we can do would be very helpful because you

have laid out all the costs. She told Reverend Moon that she appreciates all the resources that he is offering to our community and that he takes care of our New Albany residents.

Mr. Dickey stated that his question to Reverend Moon is a little bit unique. He thinks it's important as a city that we link the funding that we provide, when at all possible, to definitive items particularly for providing some sort of grant of funding as opposed to just an open-ended grant. He asked if there is something in particular that he could provide as a need or link?

Reverend Moon said the greatest need is case management. He stated if you want to tie it directly to something that helps the most people, it'd be case management; someone to walk side by side every day. He said we have a full-time case manager and we are working on a part-time case manager, and between the two of them, they are managing 100 and something people, and that is way too many people for one person or even one and a half people. He does some also, which he does what's needed. He added case management is the number one thing because you're not going to get people moved through the hoops and get them off the street without someone walking beside them.

Mr. Dickey stated you're working on a second part-time and asked is that something that you're just hiring for, or is that something that you're trying to secure?

Reverend Moon stated we're actually training a person that's been on staff to be promoted into that position. He added we're actually training two people. We have a social worker who's from Walden University who is actually doing her internship through us, so she is actually training to do something, and one of our people that's been an intake staff person is training to do something. He said we've realized in order for us to continue to move people forward, we've got to have people walk beside them every day.

Mr. Dickey said he wouldn't hold you to these numbers because he is asking him off the top of his head here. He is assuming that full-time is compensated.

Reverend Moon said that you have the number because he gave it to you last time. He added he doesn't know off the top of his head. He thinks it's like \$41,000.00.

Mr. Dickey said and then the part-time would be?

Reverend Moon said compared to the number of hours, same thing, probably \$20,000.00 or something like that.

Mr. Dickey said he appreciates that and wanted to double-check and make sure because he thinks that helps the council.

Reverend Moon said it's the biggest need and as far as case management is concerned, if they have a case manager from another organization, we will not case manage them. He added that the only organizations that really follows through, and he just wanted to give a plug for LifeSprings and the PATH program, because they are the helper with us. He stated they provide a part-time case manager that does street outreach, but if they're coming from the street to us, they still hang with them for a while, and that's really helpful. He added that at one point, he thinks they had seven people in the shelter that were with PATH, and now he thinks they have around 11, and that's connected specifically with mental health. He added if they have mental health-related needs, they will pick them up with PATH.

Mr. Fitzgerald asked regarding rapid rehousing, do you know how many you are finding housing within New Albany as well with rentals?

Reverend Moon stated that it's interesting because for a long time there, New Albany was right at the top of the numbers of people that we were able to get into housing, but with their recent remodeling and things as well as the fire and those sorts of things, it slowed down quite a bit. He said we have a lady who is pregnant with twins and has a one-year-old, and she's from New Albany and is ninth on the list, and she's been there for

two months and not seen any movement. He added if we had more housing, we can move people, but it's slow on the housing fronts. He stated we've had three veterans move into housing in the last two months and that's pretty big. He added they move them wherever they have housing and most of the housing for veterans is in Louisville so they go there. He said the biggest number of people that have been moving into housing right now is in Clark Arms or Claysburg, which are the two biggest places in Clark County. He stated we had 18 in one month, which that's insanity.

Mrs. Murphy asked if the woman who's expecting twins has been in touch with St. Elizabeth's?

Reverend Moon said Yes, but like he said, they're on a waiting list so she's on a waiting list as well. He stated that the issue is you're funding the only emergency shelter and a waiting list of six months for a person is a long period of time, so you have to have a place for them to be. He said this particular person is also a DV, the domestic violence part of that, so there are not enough programs and St. Elizabeth's is helpful, but it is also really tough to get into. He added they don't just accept people in Floyd and Clark County; they accept people from all over, so they're vying for a small number of spots with a large number of people.

Mr. Blair stated before he makes a motion, he just sort of wants to give his rationale. He thinks it's better and easier for us to partner with an existing provider than to try to create something on our own. He looks at this as more of a long-term relationship that we have with somebody who helps us with the entry type of homeless and help. He said we have a lot of more of the stable type housing through our New Albany Housing Authority, but this gives us the solution to the need for somebody who's on the street to get immediate help, and get placed and get into the areas where they can get additional assistance. He thinks Reverend Moon came up with the analysis for the \$50,000.00 and it was sound. He said he's definitely been persistent and we have not donated to this organization in the last several years, whereas other communities are constantly donating, so he thinks it's sort of a catch-up if we do the additional amount this year, and then we'll have the process hopefully for the future year that Mr. Fitzgerald presented. He said in saying that, he thinks it's going to be a period of time and it looks like we will start in February, March or April, so that would be a next calendar year as far as an additional appropriation. He also said as we've already mentioned, we were very fortunate this year with the way the taxes and our revenue came in with the local income tax. He stated we actually have excess funding, and it's not like we're tight as far as from a community and not experiencing some of the cuts that other communities have had. He added we do have the budget to support this, so with that, he'd like to make a motion to increase the funding to \$50,000.00 from \$30,000.00.

Mr. Dickey said so just to be clear, the approval of second reading is approving and solidifying the committee report, so technically you are making a motion to amend the committee report as presented to the original \$50,000.00.

Mr. Blair stated that he could hold off until next meeting if that's more appropriate. He said he didn't think about what reading we were in.

Mr. FitzGerald asked Mr. Blair if that would that be okay? He said he does have a couple questions, but he's open to it and just wants to make sure that he gets good clarification over the next week.

Mr. Blair said that he would pull his motion back to do that. He added that he is still doing all these procedures.

Mr. Dickey stated that he thinks procedurally, Mr. Blair can wait, and we can consider amendments on the third reading.

COMMUNICATIONS PUBLIC: A-25-08 One Southern Indiana

COMMUNICATIONS PETITIONER: A-25-08 One Southern Indiana

Mrs. Murphy introduced Bill A-25-08 and moved to approve the second reading, Mr. Phipps second, all voted in favor.

Mrs. Murphy stated that One Southern Indiana benefits all of us in New Albany, and they've contributed to the growth of our community for several years, and she would hope that we could continue to support them with the \$30,000.00.

Mr. Dickey stated that he would add a couple of points before bringing up John and Melissa. He wanted to be clear that this continues an initiative that we started with them in partnership several years ago, and as part of that, we not only receive services but we also share in some of the decision-making by being embedded with some of their activities and committees.

Mr. John Launius, SVP, Chief Economic Development Officer, gave a presentation to the council regarding economic development updates and insights. Said presentation is on file in the city clerk's office.

Mr. FitzGerald stated he knows that in some of the public meetings, Mr. Launius talks about data that says how many people are crossing the river versus leaving the river. He asked if there is any updated information about how many people are now coming across the river to work in southern Indiana?

Mr. Launius replied no and stated he will have to dig in. He said the data on that is pretty limited. He added we were getting some good data because the bridge was completed in 2016, but COVID happened and it definitely shifted the data up. He stated he would happy to kind of dig in and see if there's any updated numbers that we can report back.

Mrs. Griffith gave Mr. Launius a huge thank you because she really appreciates everything they all do for our community. She thinks are also a huge resource for small businesses as well as the larger ones, and they're helping us get the big guys working alongside of our department heads.

Mr. Launius stated he would echo that right back to the council as well as Claire. He said we work very closely together and are appreciative of the ongoing partnership that we have with the city.

Mr. Dickey said we really do thank you and Melissa both. He stated he obviously has had several meetings with them over his time on the council, and even before, and the interconnection between our organizations is critical to make the environment successful for the recruitment, retention, and the economic development that we're doing collectively together. He said we do appreciate that and appreciate this partnership.

COMMUNICATIONS PUBLIC: A-25-09 Blessings in a Backpack

COMMUNICATIONS PETITIONER: A-25-09 Blessings in a Backpack

Mrs. Murphy introduced Bill A-25-09 and moved to approve the second reading, Mr. Phipps second, all voted in favor.

Mrs. Murphy stated Blessings in a Backpack works with all of our elementary students who are free and reduced lunches and breakfast or meals. She said with the decrease in SNAP funding, she thinks the increase of \$40,000.00 for Blessings in a Backpack is appropriate, and she would hope that everyone could support that.

Mr. Dickey said he would just add in support of Mrs. Murphy stated, this is obviously something that this council has done for a number of years, providing for what is basically a supportive nutrition program, without which we would have several students in question about their meals after the school day. He is often taken by the need that this program experiences, but thinks it's a testament that we are able to pull this together and finally focus it with others in the community.

Mr. Blair asked just out of curiosity what the total budget is? He stated he is just curious what our percentage was of their total budget. He also stated it's a great organization and a lot of volunteers really make it work so it's worthwhile.

Mr. Dickey stated he was going to quote a number, but he thinks he'll confirm with Alice Pruitt that he is correct. He said but he would call it is several hundred thousand dollars for the for the budget, so we're less than half of what they depend on. He stated they also have had some larger grants that he doesn't think they've received in the more immediate time this year, so that creates another element of struggle.

INTRODUCTION OF RESOLUTIONS:

COMMUNICATIONS PUBLIC: R-25-17 Daisy Summit Road

COMMUNICATIONS PETITIONER: R-25-17 Daisy Summit Road

R-25-17	A Declaratory Resolution of the Common Council Of the City of New Albany, Declaring an Economic Revitalization Area for Real Property Abatement	Unruh
----------------	--	--------------

Mr. Unruh introduced R-25-17 and moved to approve, Mrs. Murphy second, all voted in favor.

Mr. Unruh motioned to change the date in the fourth whereas clause from August 22 to August 25, Mr. FitzGerald second, all voted in favor.

Mr. Unruh this resolution would designate Daisy Summit Road property an economic revitalization area for the purpose of promoting economic development. He said Hyper Cars, a locally owned company founded in New Albany in 2015, proposes a 50,000 square foot building consisting of approximately nine acres on this site. He stated Hyper Cars is a nationally recognized performance car dealership. He explained that the total build out will amount to a \$10 million investment and will include a glass showroom, service center, customer lounge and conference space. He stated they will retain 20 jobs and add 20 new skilled jobs with an average wage just north of \$48.00 an hour, and in addition to direct employment, the operations of the business will support 41 indirect jobs at an average wage of \$24.36 an hour. He added in total full direct employment and indirect jobs are estimated to support over \$64,520.00 annually in local income taxes. He said we have Ms. Johnson to speak, and we have several representatives of Hyper Cars.

Ms. Johnson stated that the declaratory resolution would establish the ERA or the economic revitalization area, and then it would preliminarily approve the real property tax abatement for this project as well. She believes that everyone on this council is familiar with this site towards the top of Daisy Summit. She said we've seen it set vacant for a while now and do feel that a development like this, and you saw within your packet some of the renderings, would certainly attract new development to this area. She also said we would like to encourage Christian and incentivize him to be able to complete this project there. She stated before action is taken, she just wanted to request a small amendment on the resolution in the fourth whereas clause. She had the date as the 22nd, and it should have been the 25th.

Mr. Nick Lawrence, Wheatley Group, thanked the council again for considering this request this evening. He said as Councilman Unruh stated, this is a homegrown business in 2015 in downtown New Albany, and is an anchor establishment, a draw to the city

based on their clientele and their operations. He also said it is a potentially catalytic project to the Daisy Summit area which is very exciting. He stated you've seen the renderings and heard the superlatives from the economic impact report. He said it is a \$10 million capital investment, retention of 20 employees, adding 20 more with wages in excess of the Floyd County average. He stated that he had Christian here and he can answer any questions you might have about the business or about their plans. He also stated that we're just happy to be able to bring this before you tonight for your consideration.

Mr. Phipps asked what's your plan for your existing business there at 13th and Spring?

Mr. Christian Betz stated that he knows he met Mr. Phipps whenever he bought the building back in the day and he kind of bought it on a hope and a dream. He was born here in New Albany and went to school here in New Albany and he just loves the city, so that's why we're working on this project. He said to kind of go back to Mr. Phipps's question on the original flagship store, he is not exactly sure yet. He added obviously, we've outgrown it. He bought that location for \$250,000.00 by saving up all his hard-earned money, and just hoping that in the future, we could get to this point where we could build our, what we like to call, the motherland. He said he will probably sell the present location to try to help get some cash back in the business to afford this project. He also said just a quick side note, the capital investment of \$10 million from the time we started to do this presentation has already increased a few more million, so it's just a big project overall, kind of going over budget before we even touch the ground. He stated we knew it was expensive to start, but just doing the site work on the project is a couple million dollars just to move the dirt to prep it for a building. He said we're in love with the city and we're in love with the site. He stated we want to put something somewhere that continues to put New Albany on the map and continue to build the brand. He added we have people that come from out-of-state, fly out-of-state, drive out-of-state to come in and visit us. He stated we're just trying to build something that basically sets the new standard for where we're at in automotive space.

Mr. Phipps stated as you know, our neighborhood supported you wholeheartedly, and we really do like what you've done with the building. He said there have been some concerns raised recently, and the chief complaint that he has been hearing, and he witnessed himself living there on Spring Street, is some of the people that come in and try the cars out will speed and rev them up and down the street. He stated it's really kind of disruptive, so if there's any way you can kind of control that a little bit, we would greatly appreciate it. He said there has also been other issues about the unloading of cars and how it's been blocking other businesses, and how it sometimes blocks the view on intersections. He was told that the Board of Works was in discussion with you about creating a loading zone for you. He asked if anything has progressed with that?

Mr. Betz said we did get the spray-painted lines for the loading zone installed like a week ago so we got the loading figured out. He stated in the shipping industry, most of the shippers that we broker out are not direct employees of ours, and typically, there's a language barrier so our broker tries to communicate that with them. He said we've given them an aerial view Google map essentially that points them in the direction of the loading zone, so he thinks it's gotten better. He stated as far as the driving of the customers, that is a difficult thing to try to control, and he will say that he thinks a lot of time there are other car guys that like try to rev their engines when they drive by to get our attention for some reason. He added we're very strict on our employees and test drives to make sure people know, like, hey, we're in a neighborhood. He said obviously, we've outgrown the space, and it's going to be nice to try to be situated off of the highway so we can get our test drives on the highway, back off the highway, and kind of loop back around safely.

Mr. Dickey said yes, that was something that he was going to bring up is that really this project will help solve a lot of those issues and concerns for the neighborhood by relocating the operation. He stated and like you pointed out, you're closer to an interstate highway with a higher speed limit than most of our surface streets. He added so as long as you're going the speed limit, we want to advise good law practices here. He also added

that obviously is an advantage to you guys in terms of offering enough space with the ability to truly test drive those cars.

Mr. Phipps asked where they designated that loading zone because he hasn't seen it?

Mr. Betz said it's on 13th Street like right on the sidewalk side and he thinks it'll work.

Mr. FitzGerald stated you said you're in the design portion and asked what the timeline is for construction and completion?

Mr. Betz stated we are working on the MEPs right now on the design, so we're hoping that we have the full set of plans before the end of the year. He said we would like to try to start moving the dirt here in the wintertime. He added it's usually difficult during the wintertime, but given the conditions up there are mostly rock, we can begin to do site work during the wintertime and not have to worry about too much mud. He said then obviously the rock does make it a little bit more difficult, a little bit more expensive to prep it, which is probably part of the reason why it's stayed pretty vacant. He stated anything that we can possibly do to try to get the project done would be greatly appreciated, so that's why we're here tonight. He then said that from the time we start moving dirt, it's a 12-month completion, so we were hoping to try to get it started and get finished before the end of the year next year, but that would be a stretch.

Mr. Blair asked Ms. Johnson if there were any incentives on the purchase of the property through the city?

Ms. Johnson said no, there was not.

Mr. Blair said so they purchased at market value?

Ms. Johnson said yes, to her knowledge.

Mr. Betz stated that is correct.

Mr. Phipps asked if that incorporates all of the empty lots of there right now? He asked if there will be any additional ones on Daisy Summit?

Ms. Johnson said it is 102 through 109 she believes

Mr. Phipps asked if there are other ones additional than that or is this going to pretty much take up all of them? He is asking because wouldn't you want to extend the ERA designation to the entire thing?

Ms. Johnson stated there's one lot that is to the west of the hotel and the rest is planned residential. She said if you did want to make an amendment to the resolution, we could extend the boundaries to include the lot to the west of the hotel, but as far as we know, the developer and owner of that land has some concepts that they plan to move forward and they haven't asked for anything.

Mr. Phipps asked Ms. Johnson if she said there's possible residential going to go there?

Ms. Johnson said not on that lot, but on other parcels that are at the top, at the other side where the road is.

Mr. Betz said if you're looking at the hotel, all the dirt that butts up to their lot, like over to the right and then out of the peninsula is where we're developing. He added it's all of the usable acres of the nine, there's technically five that are usable of nine.

Mr. Dickey said he is thinking about if there is any advantage to us to amending that now?

Ms. Johnson stated it would provide an opportunity, if we wanted to do that, to be able to have an abatement. She said we can also always come back and make an amendment to the ERA should we decide to do that if someone presents us with a project that we would be interested in supporting in that way.

Mr. Dickey said from his standpoint, that's obviously his district and he wants to incentivize the development of that property. He is very excited about this development, but from his standpoint, he kind of wants to have something to respond to as opposed to just charging out there and then maybe having to go back later and clean something up. He said to tell him if he is thinking about it wrong.

Ms. Johnson said she thinks it's a fine idea, but she does think that if a project presents itself, we always have the ability to do the expansion of the ERA, which she does feel a little more comfortable with going that route, knowing that there is something coming online or some interest in that.

Mr. Phipps stated that the reason he asked that is because when he looked up the statute earlier today, it said generally that a revitalization zone is in areas that have ceased to have growth, its age or obsolescence. He added but they didn't use the term like a blighted area and certainly that wouldn't be the case, it's only been there about 10 or so years. He said he can see though where the way it's laid out does create a situation where maybe it's more difficult for somebody to build there, to choose that, so in that regard, he is just thinking if those lots are defined by that, he would think the ones around them similarly would be.

Ms. Johnson said she would argue that this development, as Nick said, could potentially be a catalyst for other development on top of the hill as well.

Mr. Phipps said okay, so in other words, doing this one, then that's going to create an environment that's going to encourage others.

Ms. Johnson said she believes so.

Mrs. Griffith stated on number nine, it says the designated area will be until January 1st of 2045 and asked if 20 years normal?

Ms. Johnson replied yes, it is. She said the council has the ability to rescind that should they choose, but that is typical.

Mrs. Griffith stated she didn't know what the other fellow council people thought.

Mr. Blair stated he thinks we did 15 for the last one. He asked if he thinking right? He added it was for Stumlers there on Hausfeldt.

Mr. Lawrence stated the abatement on that one was for just a 10-year period, but as Ms. Johnson was saying, you can rescind and amend, too. He knows that there's an up-to provision, but again, he thinks from our position, agnostic to the length of it, if the abatement is ultimately granted and the abatement period is over after 10 years, whether or not it's taking up the whole buildable area, the likelihood of coming back for an additional expansion is unlikely. He said if you were looking at doing something like Councilman Phipps was saying, amending and adding in another area, obviously he'd encourage you to take whatever length of time you have to give yourself that flexibility, but it's not required.

Mrs. Griffith stated that she is happy for their expansion and is sure the hotel will be happy to house your people. She added it is a win-win for that whole area.

Mr. Betz said he was here when we were trying to get the zoning approval, and he was excited because we do have people almost daily that do fly in or drive in and need a place to stay, so that'll work out pretty well.

Mrs. Griffith said it helps everybody, so thank you.

BOARD APPOINTMENTS:

- **Historic Preservation Commission Appointment Matt Bergman**

Mr. FitzGerald motioned to confirm the appointment of **Mr. Matt Bergman** to the **Historic Preservation Commission**, **Mrs. Griffith** second, all voted in favor.

Mr. Dickey said tonight we have a historic preservation commission appointment of **Mr. Matt Bergman**. He stated the terms of this are a recommendation from the mayor with confirmation from the council. He said you have the mayor's letter that was dispatched to the council via him as president. He explained the appointment is for **Mr. Matt Bergman** to serve on the Historic Preservation Commission and he'll fill an unexpired term that was vacated by **Mr. Ryan Norwood**, which does expire in December of 2026, so this is not a full term. He added that **Mr. Norwood** had to, as he understands it, had to vacate the position due to some change in roles. He said he would entertain any discussion or a motion to approve as appropriate.

Mrs. Griffith stated she thinks he's a great fit, personally.

Mr. Dickey said that **Matt** is one of her constituents and he knows him very well. He also said he's very involved in the downtown and he thinks this is an appropriate addition.

COMMUNICATIONS – PUBLIC (NON-AGENDA ITEMS):

ADJOURN:

There being no other business before the board, the meeting adjourned at 10:07 p.m.

Adam T. Dickey, President

Vicki Glotzbach, City Clerk