Professionalism

Reliability

Creativity

Service

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NEWS AND INFORMATION
AUGUST 2019

Professional Development
On August 14th, the development services coordinator, economic development specialist, engineer and director attended MODE training titled Better Together Economic Development Sales Training. The training covered assessing consultative ED sales skills, balancing project demands, preplanning and rehearsing opening and closing the sale, asking effective questions of the site selection consultant, and the importance of debriefing.

On August 22nd the director, engineer, development services manager, and economic development specialist attended a training session sponsored by Ohio Plan Management Resources. The Leading Teams session taught participants the dynamics of leading a team, the characteristics of an effective team, and the different team player styles that make up a team. The class also included a self-assessment to identify individual style, team building techniques, and case studies that apply the principles of team leadership.


BOARD AND COMMISSIONS
AUGUST 2019

Architectural Review Board: August 12, 2019

Applications: None

Other Business:
Title: Informal Review of the Amphitheatre Development located at 140 West Granville Street

Planning Commission: August 19, 2019

Applications
Title: Conditional Use—Johnstown Road Cell Tower
Location: 5089 Johnstown Road
Applicant: UAS Inc, c/o Rob Ferguson
Request: Conditional Use
Zoning: R-2
Commission Action: Tabled

Other Business:
Title: July Strategic Plan Update
August Strategic Plan Update

In August, the working group (city staff and consultants) created a preliminary future land use analysis for MORPC traffic modeling. City staff attended three neighborhood gatherings: Millbrook Farms at New Albany; Alban Mews; and, the SOAR parent organization. City staff attended the Touch a Truck event at the service department. The working group held a stakeholder meeting with The New Albany Company to discuss transportation and the Village Center. Additionally, the working group prepared for the second of four steering committee meetings scheduled for September 4th. On September 4th, the public outreach portion of the planning process concluded and the online survey was removed from the website. The next public workshop will be held on December 5th and the third steering committee meeting is scheduled for January 8, 2020.

70 Residents Attended Events

1,787 Emails Sent to Residents

115 Surveys Completed
Retention Visits

CCL Industries, Inc.– 8600 Innovation Campus Way West
The economic development specialist and Matt McCollister, Columbus 2020, met with Halley Mindler, Human Resources, and Dave DeCord, Operations Manager, of CCL Industries, Inc. CCL is a specialty packaging company and the largest label company in the world. They are part of the beauty park supply chain.
· In 2015, CCL constructed a 70,000 square foot manufacturing facility – opened in 2018;
· CCL is headquartered in Willowdale, Canada;
· Industries served: food, beverage, beauty & personal care, home care & laundry, healthcare, specialty chemicals, promotions and tubes;
· Revenue in 2018 was $5.16 billion;
· 51 FTE’s in New Albany (22,000 employees globally);
· 3 shifts, 24/7 during busy season from July-Dec; operations are year round;
· 154 manufacturing facilities in North America, Latin America, Europe, Asia, Australia, and Africa;
· The company is planning to expand in 2020 at the New Albany plant.

Axium Plastics– 9005 Smith’s Mill Road, 8640 Innovation Campus Way West
The economic development specialist and Deb Scherer, Columbus 2020, met with Paul Judge, President, and Ven Bhindwallam, Controller, at Axium Plastics.
· The company processes 65 semi-trailer truck trailers a day, resulting in 12-14 million units a day;
· 30% of their business is BBW;
· In 2020, the company will be dropping “Plastics” from their name focusing on sustainability;
· Revenue in 2018 was $167 million;
· 780 FTE’s in New Albany – access to talent could result in stopping growth in New Albany;
· 3 shifts, 24/7 during busy season from July-Dec; operations are year round;
· Opened a new facility in Jefferson City, MO 18 months ago as a filling site;
· The company plans to open a new site every 12 to 18 months as needed with the next site opening October 2019 in Pennsylvania.

Onyx– 8820 Smith’s Mill Road
The economic development specialist and Matt McCollister, Columbus 2020, met with Steve Solferino, President of Operations, at Onyx Packaging. Onyx is a service company specializing in packaging. The company is family-owned with operations in North America and China. The company’s headquarters is located in New York and has been part of the beauty park supply chain for two years.
· Onyx provides design and lab testing on packaging (box design) for Mast Global;
· Revenue in 2018 was $2 million;
· 10 employees with 4 in New Albany;
· The company is planning to expand in 2020 at the New Albany facility by adding accounting and customer service positions.
Retention Visits continued...

**KDC/One & Aromair– 8825 Smith’s Mill Road**
The economic development specialist and Matt McCollister, Columbus 2020, met with Ian Kalinosky, President of KDC/One and Todd Lowe, Director of Technical Operations, at Aromair. KDC/One finalized the acquisition of Aromair Fine Fragrance in December 2018.
- In 2019, KDC/One announced new owners;
- Three facilities in the beauty park and will be expanding or building 300,000 sf. in 2020;
- Revenue in 2018 was $850 million;
- 540 FTE’s at KDC and 160 at Aromair with 80 additional seasonal employees in New Albany;
- 3 shifts, 24/7 during busy season from July-Dec; operations are year round;
- The company is planning to expand into a new market in 2020 at the New Albany facility.

**Mast Global– 8885 Smith’s Mill Road**
The development director, Jason Bickle, Columbus 2020, and the economic development specialist met with Bruce Mosier, Executive Vice President at Mast Global.
- Shipping to 71 countries with 20 partners;
- Mast is fulfilling beauty product (BBW and Victoria Secret) orders in China in lieu of shipping;
- Revenue in 2018 was $4.823 billion;
- 250 FTE’s/125 seasonal in New Albany (10,000 employees globally);
- 3 shifts, 24/7 during busy season from July-Dec; operations are year round.
Name of Project: Morse & Beech Road 36” Water Transmission Main  
Construction Start Date: October 2018  
Project Description: This project includes the extension of approximately 12,000 linear feet of 36” water transmission main along Morse Road and Beech Road.  
Status: The contractor repaired a leak that developed during the chlorination process. The project team has been in the process of evaluating the balance of the waterline installed and will be restarting the chlorination process. Once the chlorination process is complete, a “closure piece” will be installed and the main put into service.

Name of Project: NAPD Morse Road Booster Station  
Construction Start Date: September 2018  
Project Description: This project includes the construction of a waterline booster station along the north side of Morse Road, between Avis Road and Pine Meadow Road. The project includes the building construction, mechanical equipment, water main work and site improvements.  
Status: The building construction is now complete, and includes siding, HVAC, electrical, mechanical and piping. Interior work remaining includes some minor electrical work and control wiring which involves coordination with AEP and City of Columbus. Site work and restoration is 80% complete. The 36” water main on both sides of the booster station along with all of the interior water piping system was chlorinated and is currently targeting startup and commissioning operations in mid-September.

Name of Project: Blacklick Creek Trunk Sewer Part 1  
Construction Start Date: January 2019  
Project Description: This project includes the construction of approximately 3,200 feet of 48” sanitary sewer that will connect to a sanitary sewer system that is being constructed by the city of Columbus. This project is generally located along the south side of Morse Road beginning on the west side of Reynoldsburg New Albany Road and extending to the east. This project will utilize a specialized construction method called micro-tunneling. The city’s contractor is Ward & Burke Tunneling, Inc.  
Status: The contractor is in the process of completing the remaining punch list items to close out the project. The remaining punch list items are largely related to site restoration.
**CAPITAL IMPROVEMENT PROJECT UPDATES**

**AUGUST 2019**

**Name of Project:** Blacklick Creek Trunk Sewer Part 2A-1  
**Construction Start Date:** May 2019  
**Project Description:** This project consists of furnishing all labor, materials and equipment for the construction of approximately 8,600 linear feet 48” gravity sewer and other related items including site work. This project will ultimately connect to manhole 5 that was installed with the Blacklick Creek Trunk Sewer Part 1. This project includes a trenchless crossing of Morse Road.  
**Status:** The contractor installed 6 manhole structures last month and approximately 2,800 linear feet of 48” sewer pipe. There are 2 manhole structures and approximately 1000 linear feet of 48” sewer pipe remaining to install on their project. The contractor anticipates completion of pipe installation by the end of September.

**Name of Project:** Blacklick Creek Trunk Sewer Part 2A-2  
**Construction Start Date:** May 2019  
**Project Description:** This project consists of furnishing all labor, materials and equipment for the construction of approximately 10,750 linear feet of 18” through 48” gravity sewer and other related items including site work. This project will ultimately connect to manhole 26 that will be installed with the Blacklick Creek Trunk Sewer Part 2A-1. This project also includes an open-cut crossing of Babbitt Road.  
**Status:** The contractor modified and set one manhole and installed approximately 1,300 linear feet of 48” sewer pipe. The contractor anticipates completion of pipe installation by the end of September.
**Name of Project:** Miller Avenue and Second Street Roadway Improvements  
**Construction Start Date:** June 2019  
**Project Description:** This project includes the extension of Second Street north of Main Street, Miller Avenue east of High Street and improvements to the adjacent New Albany Plain Local School campus. The roadway projects will include permeable brick paver streets along with waterline, lighting, storm sewer and landscape improvements.  
**Status:** The contractor paved the new school drive, the school parking lot expansion, the relocated parking lot for the veterinarian, and the leisure trail along High Street. Street lighting and striping were completed and the contractor completed the stone base for the new Miller Avenue. The waterline on Miller Avenue was submitted to Columbus for chlorination. The contractor began work on Second Street and completed excavation of the road. Waterline work is ongoing on Second Street.

**Name of Project:** Innovation Campus Way West  
**Construction Start Date:** September 2019  
**Project Description:** This project will extend Innovation Campus Way West approximately 2,900 linear feet east from its current western limit. The subject roadway extension will include storm sewer and waterline extensions, along with street lighting. This roadway will provide the necessary vehicular access to support development of the adjacent ground, as well as to help distribute traffic to and from the Abercrombie & Fitch campus.  
**Status:** The preconstruction meeting was held on July 29th and the contractor is currently procuring storm sewer structures and materials necessary to begin construction.
Name of Project: Mink Road Pressure District

Construction Start Date: To be determined

Project Description: This project represents the design effort for future public waterline extension that will begin just north of the water tower on Beech Road, extends north on Beech Road to Jug Street, east on Jug Street to Harrison Road, then south on Harrison Road where it will connect to an existing waterline. This project also includes the construction of a water booster station along Jug Street. Both the waterline extension and water booster station are necessary to support the continued growth of the business campus, as well as to enhance the water service to existing businesses.

Status: Final engineering design is now complete for both the water booster station and accompanying water main.
INNOVATE NEW ALBANY – COMMUNICATIONS DASHBOARD
AUGUST 2019

Facebook Overview

LinkedIn Overview
Traffic Overview

Twitter Overview
INNOVATE NEW ALBANY  
AUGUST 2019

Email Overview

08-27-19 TIGER
Regular · Innovate New Albany Subscriber List
Sent Tue, August 27th 2:30 PM to 2K recipients by you

08-13-19 TIGER
Regular · Innovate New Albany Subscriber List
Sent Tue, August 13th 10:30 AM to 2K recipients by you

08-06-19 TIGER
Regular · Innovate New Albany Subscriber List
Sent Wed, August 7th 1:30 PM to 2K recipients by you

August 2, 2019
Expert Office Hours

August 9, 2019
May I See Your ID? Trials & Triumphs of Entrepreneurs Under 21

August 14, 2019
The Beginner’s Guide to Inbound and Outbound Marketing
Spotlight Company: DAtAnchor
Founder—Emre Koksal
Number of Employees: 4
DAtAnchor builds solutions that give organizations the ability to fully control their data from any location. The data is accessed by a novel crypto-technology that anchors data consumption within an organization's network boundaries, serving as a backstop against inevitable breaches.
September 20, 2019
11:30 a.m. - 1:00 p.m.

Mowing Lawns and Building Culture.
3 Actions You’ll Never Finish

TIGER Talk

September 27, 2019
11:30 a.m. - 1:00 p.m.

Know Thine Customer: How to build personas that help you reach your ideal buyer

TIGER Talk
INNOVATE NEW ALBANY-NEWS & FINANCIALS
AUGUST 2019

Innovative Information:

Commerce

Innovate Tours
Outreach/Networking

![Chart showing commerce for Outreach/Networking and Innovate Tours for different months.]

Innovate Revenue / Expenses

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<th>Month</th>
<th>January</th>
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<th>March</th>
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Engineering Plan Reviews
There were no new engineering plans submitted for review in August.

Engineering Pre-Construction Meetings
There were four pre-construction meetings held in August.
- Alene Candles new building
- Prayer Hall
- Bocchi temporary parking lot
- A&F new parking lot
PLAN REVIEW CONTINUED
AUGUST 2019

Residential Walk-Through Meetings

Total Residential Plan Review Meetings

Commercial Walk-Through Meetings

Total Commercial Plan Review Meetings
Residential Plan Review

Total Residential Plans Reviewed

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Average Days for Residential Plan Review

*YTD is the total from January to the end of current month*
Plan Review Continued
August 2019

Commercial Plan Review

Total Commercial Plans Reviewed

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<td>Dec</td>
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Average Days for Commercial Plan Review

*YTD is the total from January to the end of current month*
Zoning Related Field Concerns and Inspections

Code Enforcement Activity

Address: 7218 Biddick  
Date of Complaint: August 30, 2019  
Complaint Description: Cutting down trees in flood plain  
Violations: Undetermined  
Activity: Business card left, received phone message  
Status: Open

Address: 7109 Armscote End  
Date of Complaint: August 26, 2019  
Complaint Description: Tall grass  
Violations: No violation found  
Activity: Inspection completed  
Status: Closed

Address: 7331 Central College Road  
Date of Complaint: August, 2019  
Complaint Description: Multiple cars, boat & trailer, trash, construction materials and tall grass  
Violations: No violations found  
Activity: Spoke with homeowner during inspection  
Status: Closed

Address: 3904 or 3888 Farber Court  
Date of Complaint: July 31, 2019  
Complaint Description: Yard trimmings/branches in back yard causing rodent issue  
Violations: Undetermined  
Activity: Spoke with homeowner, branches were removed  
Status: Closed

Address: 6849 Cedar Brook Glen  
Date of Complaint: July 16, 2019  
Complaint Description: Staff member saw chickens on property  
Violations: Poultry not permitted in zoning district  
Activity: Extension provided  
Status: Open
FIELD WORK AND INSPECTIONS CONTINUED
AUGUST 2019

Address: 7120/7166 Central College Road
Date of Complaint: June 28, 2019
Complaint Description: Multiple commercial trucks
Violations: Agricultural permitted uses
Activity: Re-inspection completed, trucks removed
Status: Closed

Address: 7869 Peter Hoover Road
Date of Complaint: June 28, 2019
Complaint Description: Commercial trucks, diesel & noise pollution
Violations: Agricultural permitted uses
Activity: Compliance extension granted until October 1, 2019
Status: Open

Address: 7421 Central College Road
Date of Complaint: June 4, 2019
Complaint Description: House vacant for about one year and has been neglected, skunks living in garage
Violations: Accumulation of rubbish, motor vehicle, exterior property maintenance
Activity: Extension granted per owner request while working with insurance company
Status: Open

Address: 7314 James River Road
Date of Complaint: May 31, 2019
Complaint Description: Siding is falling apart, window issues
Violations: Exterior walls, protective treatment, windows
Activity: Second violation letter mailed, re-inspection completed, repairs completed
Status: Closed

Address: 6878 Cedar Brook Glen
Date of Complaint: May 29, 2019
Complaint Description: Tall grass, trash and junk in yard, falling tree
Violations: Turfgrass and accumulation of rubbish
Activity: Extension provided to remove outdoor stored items
Status: Open

Address: 7301 Berkley Square South
Date of Complaint: May 21, 2019; May 23, 2019 & May 31, 2019
Complaint Description: Vacant house for 9 months, tall grass, broken windows, broken mailbox, weeds, alarms sounding
Violations: Property maintenance windows
Activity: Multiple phone calls received due to property pending sale. Notified that the owner is working to remedy the last broken window
Status: Open
FIELD WORK AND INSPECTIONS CONTINUED
AUGUST 2019

Address: 6818 Central College Road
Date of Complaint: February 28, 2019
Complaint Description: Condition of barn
Violations: Accumulation of rubbish and exterior structure maintenance
Activity: Lack of progress in repairs, violation letter pending
Status: Open

Address: 6869 Central College Road
Date of Complaint: June 2, 2016
Complaint Description: Condition of a vacant house
Violations: Vacant structure, sanitation, swimming pools, enclosures, exterior walls, disposal of rubbish, turf grass swards
Activity: None
Status: On observation

Address: 10135 Johnstown Road
Date of Complaint: February 3, 2016
Complaint Description: Multiple vehicles on the property and the welfare of the resident
Violations: Unsafe structure, unsafe equipment, parking limitations, sanitation, accessory structures, motor vehicles, glazing, window and door frames, protective treatment, structural members, exterior walls, roofs and drainage, stairs and walking surfaces, accumulation of rubbish or garbage, plumbing system hazards, prohibiting outdoor storage and accumulation, heating facilities required, mechanical appliances, residential occupancy
Activity: Due to all outstanding items being interior, the house sitting vacant and the exterior is being maintained staff is working with legal to close the case.
Status: On observation

Address: 7010 Lambton Park Road
Date of Complaint: November 18, 2015
Complaint Description: Fence not built around a pool
Violation: Pool fence
Activity: Fence permit issued, pending HOA approval
Status: Open

Commercial Inspections

Main & Market Apartments—195 W. Main Street & 200 W. Main Street
On August 13th city staff completed an inspection and the final zoning inspection was approved.

AEP 2—8600 Smith’s Mill Road
On August 26th city staff completed an inspection and the final zoning inspection was approved.

New Albany Health Campus—7320 Smith’s Mill Road
On August 30th city staff completed a preliminary final zoning inspection with the site superintendent.
COMMERCIAL PROJECT CONSTRUCTION STATUS
AUGUST 2019

Village Center

Name of Project: Market & Main/ Multi-tenant
Location: 160 W. Main St.
Square Footage: 48,420
Start Date: July 2016
Estimated Completion: Spring 2018
Construction Phase: Occupancy for ten companies- Board and Brush, Wallick Communities, PetPeople, Truluck Boutique, Tailsman Capital Partners, Freshii, Columbus OBGYN, Johnson’s Ice Cream, 3Minute Fitness, and Fox in the Snow

Name of Project: Whit’s
Location: 220 Market Square
Square Footage: 1,287
Start Date: May 2019
Estimated Completion: Summer 2019
Construction Phase: Working on final drywall, flooring, and painting

Name of Project: Blue Horseshoe Partners Owner Improvements
Location: 24 E. Main
Square Footage: 3,990
Start Date: May 2019
Estimated Completion: Late Fall 2019
Construction Phase: Exterior improvements such as new windows, new siding, and cupola

Name of Project: Go Yoga Build Out
Location: 29 S. High
Square Footage: 2,347
Start Date: May 2019
Estimated Completion: Fall 2019
Construction Phase: Interior buildout work, including framing and rough electrical

Name of Project: Ohio Honor Project Office Build-out
Location: 29 S. High
Square Footage: 1,616
Start Date: May 2019
Estimated Completion: Fall 2019
Construction Phase: Interior build out work
COMMERCIAL PROJECT CONSTRUCTION STATUS
AUGUST 2019

Innovation Campus Way Corridor

Name of Project: Sidecat, LLC—NAO 1 & 2 Building 1
Location: 1500 Beech Road
Square Footage: 973,670
Start Date: Fall 2017
Estimated Completion: Spring 2019
Construction Phase: Shell building and core with rough MEP; partial occupancy for first three phases set to expire in November 2019 and February 2020

Name of Project: AEP Office Building II
Location: 8600 Smith’s Mill Road
Square Footage: 163,994
Start Date: Winter 2017
Estimated Completion: Summer 2019
Construction Phase: Partial occupancy expires December 13, 2019

Name of Project: Axium II
Location: 8640 Innovation Campus Way
Square Footage: 116,720
Start Date: September 2017
Estimated Completion: Spring 2018
Construction Phase: Partial occupancy expires October 28, 2019

Name of Project: Northeast 302
Location: 9750 Innovation Campus Way
Square Footage: 302,880
Start Date: May 2019
Estimated Completion: December 2019
Construction Phase: Full Approval—besides Fire Protection Systems
COMMERCIAL PROJECT CONSTRUCTION STATUS
AUGUST 2019

Innovation Campus Way Corridor continued...

Name of Project: Axium II Expansion
Location: 8640 Innovation Campus Way
Square Footage: 55,800
Start Date: June 2018
Estimated Completion: Spring 2019
Construction Phase: Partial occupancy expires November 13, 2019

Name of Project: VeePak Expansion
Location: 9040 Smith’s Mill Rd.
Square Footage: 174,360
Start Date: Summer 2018
Estimated Completion: Spring 2019
Construction Phase: Full approval

Name of Project: Montauk Innovations, LLC
Location: 1101 Beech Rd
Square Footage: 281,792
Start Date: March 2019
Estimated Completion: Fall 2020
Construction Phase: Building shell and roof construction, through rough framing

Name of Project: Sidecat, LLC—NAO3 Building 2
Location: 1500 Beech Rd
Square Footage: 518,184
Start Date: March 2019
Estimated Completion: Spring 2021
Construction Phase: Footing and foundations with underground MEP and structural steel
COMMERCIAL PROJECT CONSTRUCTION STATUS
AUGUST 2019

Forest Dr./Walton Parkway Corridor

Name of Project: Home 2 Suites Hotel
Location: 5095 Forest Drive
Square Footage: 62,996
Start Date: May 2017
Estimated Completion: Spring 2019
Construction Phase: Partial occupancy expires October 1, 2019

Name of Project: Canine Companion Campus
Location: 7480 New Albany Condit Rd.
Square Footage: 54,289
Start Date: February 2018
Estimated Completion: Fall 2019
Construction Phase: Footing and foundation for two buildings, and rough framing with rough MEP for the kennel building.

Name of Project: New Albany Health Campus
Location: 7320 Smith's Mill Rd.
Square Footage: 88,771
Start Date: June 2018
Estimated Completion: August 2019
Construction Phase: Shell through rough-in MEPs

Name of Project: Pharmaforce Expansion
Location: 6610 New Albany Rd East
Square Footage: 178,302
Start Date: June 2018
Estimated Completion: August 2021
Construction Phase: Rough framing through rough-in MEPs

Name of Project: Feazel Roofing
Location: 7895 Walton Parkway
Square Footage: 23,517
Start Date: Fall 2018
Estimated Completion: Fall 2019
Construction Phase: Building structural steel
## 2019 RFI Response Summary

<table>
<thead>
<tr>
<th>Information Technology/Mission Critical</th>
<th>Corporate Office &amp; R&amp;D</th>
<th>Healthcare/Medical</th>
<th>High Tech Manufacturing &amp; Logistics</th>
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BUILDCING AND ZONING STATISTICS
AUGUST 2019

*YTD is the total from January to the end of current month
## Residential Building Statistics
### August 2019

### New Residential Building Permits

<table>
<thead>
<tr>
<th>Month</th>
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### Subdivision Summary

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*YTD is the total from January to the end of current month
COMMERCIAL BUILDING STATISTICS
AUGUST 2019

New Commercial Building Permits

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<th>Jan</th>
<th>Feb</th>
<th>Mar</th>
<th>Apr</th>
<th>May</th>
<th>Jun</th>
<th>Jul</th>
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Total Commercial Square Footage Under Construction

*YTD is the total from January to the end of current month