



Community Development Department
MONTHLY REPORT
April 2020

Professionalism

Reliability

Creativity

Service

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DEPARTMENT OPERATIONS DURING COVID-19

APRIL 2020

COVID-19 Response

The operational plan implemented in March remained the same for April. All of changes are consistent with the guidance issued by Governor DeWine, the Ohio Department of Health, Franklin County Public Health and the Centers for Disease Control and Prevention (CDC). The changes have enabled the department activities to proceed with limited interruption while reducing person to person contact. These measures were necessary to ensure that quality customer service continues during this time and to establish a framework to protect the health, safety and welfare of those doing business in the city of New Albany.

Communication: The notices remain posted on the doors at Village Hall and on the city's web site. The department receives approximately 60 calls per day – primarily from contractors that are seeking information about the permitting/inspection/plan review process.

Feedback: The inspectors attended a virtual training class offered as a part of their continuing education credit requirements. Over 700 inspectors from across the state of Ohio attended the training. The instructor implemented a survey feature throughout the course to gather and share information related to best practices during the pandemic. Approximately 400 inspectors participated in the survey. New Albany was in the 95th percentile (top 5%) of communities across the state with a fully implemented virtual inspection protocol and performing the service of a rate of over 80% of total inspections. The instructor identified this as a “best practice” in service delivery and a model for other communities to follow.

Office: The department is generally staffed by two people each day, along with the director, deputy director or engineering manager, in order to complete administrative tasks and to facilitate permitting, plan review and inspection services. All staff members are required to adhere to the social distancing, sanitization, and other recommendations of the Centers for Disease Control and Prevention (CDC) while in the office.

Permitting: All permitting services continue with applications only accepted on Monday, Wednesday, and Friday between 8am and noon. Two large totes were placed at the rear entrance of Village Hall labeled “Permit Drop-Off” and “Permit-Delivery”. The counter staff schedules permit pick-up and delivery with the applicants and collects fees over the phone if paid with a credit card.

Inspections: The inspectors work with each contractor to develop/implement a remote inspections protocol to the extent practical. Over 80% of commercial and residential inspections are now completed remotely by utilizing livestreaming, telephone conferences and pictures. When on-site inspections are conducted, the contractors are directed to ensure the inspection area has a minimum number of people present and that social distancing is observed.

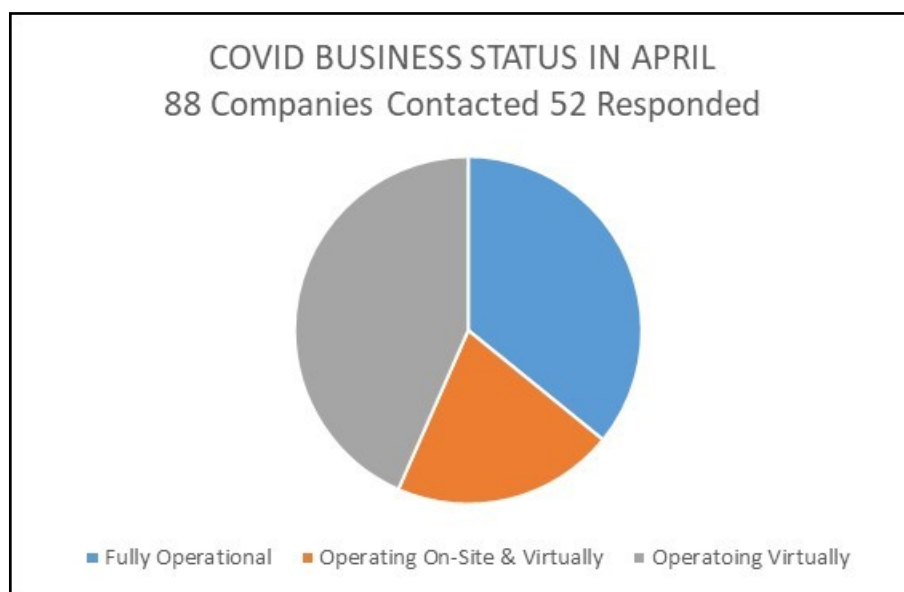
Support Services and Meetings: Village Hall has been temporarily closed to walk-in customers. In-person meetings are only being scheduled as deemed necessary by staff and by appointment. Meetings are now facilitated by way of a web-based remote meeting service. This platform enables staff to effectively host a variety of meetings without causing service interruption or delay to our customers.

Board & Commission Meetings: The planning staff continues to use a web-based platform for all board & commission meetings.

DEPARTMENT OPERATIONS DURING COVID-19

APRIL 2020

Business Outreach: The development staff maintains an extensive outreach effort to businesses within the International Business Park. The business park has been sectioned into groups by size and industry sector to better customize correspondence. The team reached out to 88 companies and 52 responded. Two companies reported layoffs/furloughs for their employees: Red Roof Inn and Abercrombie. The economic development specialist emailed 34 small business owners with information on small business grants and available resources. The team continues to work with Jobs Ohio and One Columbus to share business intelligence and respond to urgent needs.



New Albany Businesses in the News (COVID-19):

Alene Candles

<https://www.dispatch.com/business/20200410/coronavirus-scotts-alene-candles-distributing-thousands-of-face-shields-to-medical-workers-first-responders>

Facebook

<https://www.10tv.com/article/facebook-buys-delivery-truck-new-albany-food-pantry-2020-apr>

NEWS AND INFORMATION

APRIL 2020

JobsOhio Update - Ohio Site Inventory Program

JobsOhio is developing a new initiative named the Ohio Site Inventory Program (OSIP). The OSIP will provide grants and loans to support projects that will close the gap between certified sites and sites that are not shovel-ready. The OSIP program is available for both greenfield and brownfield sites and does not require an end user.

OSIP applicants can be developers, for profit or non-profit entities, port authorities or local governments. The site can be for speculative site development or speculative building. For speculative site only projects, JobsOhio prefers there be at least 30 contiguous developable acres. OSIP projects should not have an end user identified, but the applicant should demonstrate existing demand for the inventory being created. The applicant will identify potential end uses: light to heavy industrial sites, parks, and buildings; warehousing and distribution facilities; office buildings; research and development facilities; or sites suitable for supporting future development of business parks.

JobsOhio anticipates providing up to \$50 million per year for five years for the OSIP. On a per project basis, JobsOhio expects to award up to \$2 million in grant funding with a total of up to \$5 million of funding (grant and loan) for approved projects (not to exceed 50% of project costs). Projects that include new construction will include a loan award. Priority will be given to projects with multiple funding partners and a clear gap in funding. JobsOhio is encouraging participation from experienced developers to lead the redevelopment and marketing. The applicant must commit to having a detailed development plan including the following: appraisal; market analysis; remediation plan (if applicable); site plan; business plan; qualified cost estimates; marketing plan for the property; and development time frame, remediation (when applicable) and construction schedules. This new Ohio Site Inventory Program was temporarily delayed due to COVID-19. Source: Vorys, Sater, Seymour and Pease LLP

New Albany Census Update

As of April 30th, 72.8% of New Albany residents responded to the Census, up from 47.6% at the end of March. By comparison, the city finished with a 77.7% response rate in 2010. The current deadline to respond to the 2020 Census is August 14, 2020.

COMMUNITY ENGAGEMENT AND OUTREACH

APRIL 2020

Meetings

- CIC, April 22
- One Columbus Community Partner Update, April 1, 8, 15, and 22

Presentations

- MORPC Building and Zoning Webinar, April 17 (over 200 attendees)

Media Relations

- *CEO Magazine* interview, April 30

Board/Committee Appointments

- Transportation Advisory Committee, April 1
- MORPC 2020 Census Committee, April 16

Community Engagement

- Chamber Virtual Roundtable, Congressman Troy Balderson, April 27

BOARD AND COMMISSIONS

APRIL 2020

Planning Commission: April 20, 2020

Applications

Title: Variance Reconsideration—9230 Pamplin Way
Location: 9230 Pamplin Way
Applicant: Muhammad Arif
Request: Variance Reconsideration
Zoning: Tidewater I-PUD
Commission Action: Tabled

Title: Variance—8241 Marwithe Court
Location: 8241 Marwithe Court
Applicant: Brad Fuller
Request: Variance
Zoning: I-PUD New Albany Business Park—Oak Grove Extension, subarea (Saunton)
Commission Action: Tabled

Title: Variance—7010 Lambton Park Road
Location: 7010 Lambton Park Road
Applicant: Capital City Pools Inc. c/o Mike Crommes
Request: Variance
Zoning: C-PUD (1998 NACO C-PUD, subarea 1b: Edgemont)
Commission Action: Tabled

Title: Zoning Text Modification—Courtyard at New Albany
Location: Courtyards at New Albany subdivision at 7100 New Albany Condit Road
Applicant: Epcon Communities c/o Joel Rhoades
Request: Zoning Text Modification
Zoning: Courtyards at New Albany (I-PUD)
Commission Action: Approved with conditions

Board of Zoning Appeals: April 27, 2020

Applications

Title: Appeal—4646 Wilkin Court
Location: 4646 Wilkin Court
Applicant: Elizabeth Kessler c/o Pete Griggs, Brosius, Johnson and Griggs LLC
Request: Appeal
Zoning: R-3 and R-4
Commission Action: Denied

BOARD AND COMMISSIONS

APRIL 2020

Board of Zoning Appeals Continued:

Title: Variance—Axiom III
Location: 8982 Innovation Campus Way
Applicant: Dave Kaldy
Request: Variance
Zoning: L-GE Limited General Employment Zoning District
Commission Action: Approved with conditions

Title: Variances—8 Hawksmoor
Location: 8 Hawksmoor
Applicant: Jode Ballard
Request: Variances
Zoning: Tidewater (I-PUD)
Commission Action: Tabled

Other Business: Annual organization meeting: Chairperson, Ms. Wilttrout; Vice Chairperson, Mr. Gallagher; Secretary, Ms. Mollard; meetings scheduled for the fourth Monday of each month.

PROJECT UPDATES

APRIL 2020

ENGAGE NEW ALBANY

You're part of the plan

April Strategic Plan Update

Sustainability Subcommittee Meeting

Over the course of the Engage New Albany process, the planning team received feedback from many residents about the importance of sustainability in the community. Based on this feedback, the planning team developed the following sustainability goal for the city which guided the sustainability strategies and recommendations in the plan:

*"Define a path to the future that reinforces New Albany's
Commitment to ecological, social and economic sustainability"*

On April 15th the planning team presented draft sustainability strategies and recommendations to the sustainability subcommittee. The five sustainability strategies include:

- Environment
- Energy Efficiency
- Waste & Resource Management
- Communication
- Implementation

The sustainability subcommittee provided feedback to the planning team and ultimately endorsed the sustainability strategies and recommendations. These recommendations will be included in the final, draft plan that is shared with the steering committee prior to final community workshop.

Transportation Subcommittee Meeting

Throughout the month of April the planning team prepared the plan's street functional classifications, character classifications, and mobility recommendations for the upcoming transportation subcommittee meeting. In previous plans, street functional and character classifications were combined to create roadway typologies. For the Engage New Albany plan, the team is separating these classifications in order to tie the character classifications to land uses instead of the function (size) of streets. This change improves how the plan provides guidance to achieve the desired development pattern and character along current and future roadways.

EP Ferris assigned functional roadway classifications based on the MORPC future traffic models. MKSK created and assigned new roadway character classifications for the city's existing and future roadways. An evaluation and analysis of existing setbacks, land uses, and transitional areas along the city's roadways were used when formulating the character classifications.

The planning team has incorporated this analysis into the objectives and recommendations for the transportation section of the plan. These recommendations will be more descriptive as compared to previous plans in order to assist staff while working with applicants on development projects.

Schedule & Next Steps

Once the subcommittees and steering committee endorse the draft plan, staff will hold the final community workshop and then begin the board and commission adoption process.

In response to COVID-19, the planning team will host the remaining subcommittee, steering committee and public workshop meetings using a web-based remote meeting service.

Upcoming Meetings/Project Benchmarks:

Transportation subcommittee	Mid May
Initial draft recommendations	Mid May
Steering committee	Beginning of June (tentative)
Community workshop	End of June (tentative)

PROJECT UPDATES

APRIL 2020

Electronic Plan Review and Permitting Software

Anticipated completion date: September 2020

Project Description:

Staff will identify, evaluate and recommend for selection a software package that will automate the plan review and permitting process of the department. The evaluation will include a detailed cost/benefit analysis of the software package, as well as an assessment of the specific user interface, workflow and data capabilities. Staff will also establish a transition plan necessary to implement the selected software into the daily operations of the department and create a communication plan to share any changes and updates with residents, contractors and consultants.

Status Update:

Staff has prepared a comprehensive survey that will be utilized to approach peer communities to solicit feedback on electronic plan review and permitting software packages that they use. The survey will ensure that each community is being asked the same questions and will enable staff to evaluate their feedback equally. Staff will also approach selected consultants to solicit feedback on their user experience with electronic plan review and permitting from peer communities.

Next Steps:

Staff will conduct the surveys and continue to collect information to identify, evaluate and shortlist 3 to 4 software packages for further review.

Inventory & Analysis of Building Records and Conditional Occupancies

Anticipated completion date: January 2021

Project Description: Staff will review and close all commercial and residential building permit records that are not currently active. Additionally, each permit will be electronically closed in CityView and physically inventoried with FireProof in accordance with our records retention policy.

Status Update: The staff closed 149 inactive permits. All of the records have been inventoried and are ready to send to FireProof for retention.

Change of Occupancy Procedures

Anticipated Completion Date: August 2020

Project Description:

Staff will establish an updated procedure to better facilitate changes of occupancy within existing buildings that do not include a building modification. This update seeks to simplify the city's current change of occupancy policy while providing assurance that conformance with applicable zoning and fire codes is maintained. This will also result in reduced costs to property owners and will expedite and streamline the issuance of a change of occupancy permit.

Status Update:

Staff researched similar practices in five peer communities to compare and contrast their policies for change of occupancy in existing buildings. Two of the communities have the same policy as New Albany. Unlike New Albany, one of the communities does not require a permit or inspection if it is a "like for like" business. The remaining two communities follow the same general process as New Albany with slight differences, such as not requiring a zoning review.

Next Steps:

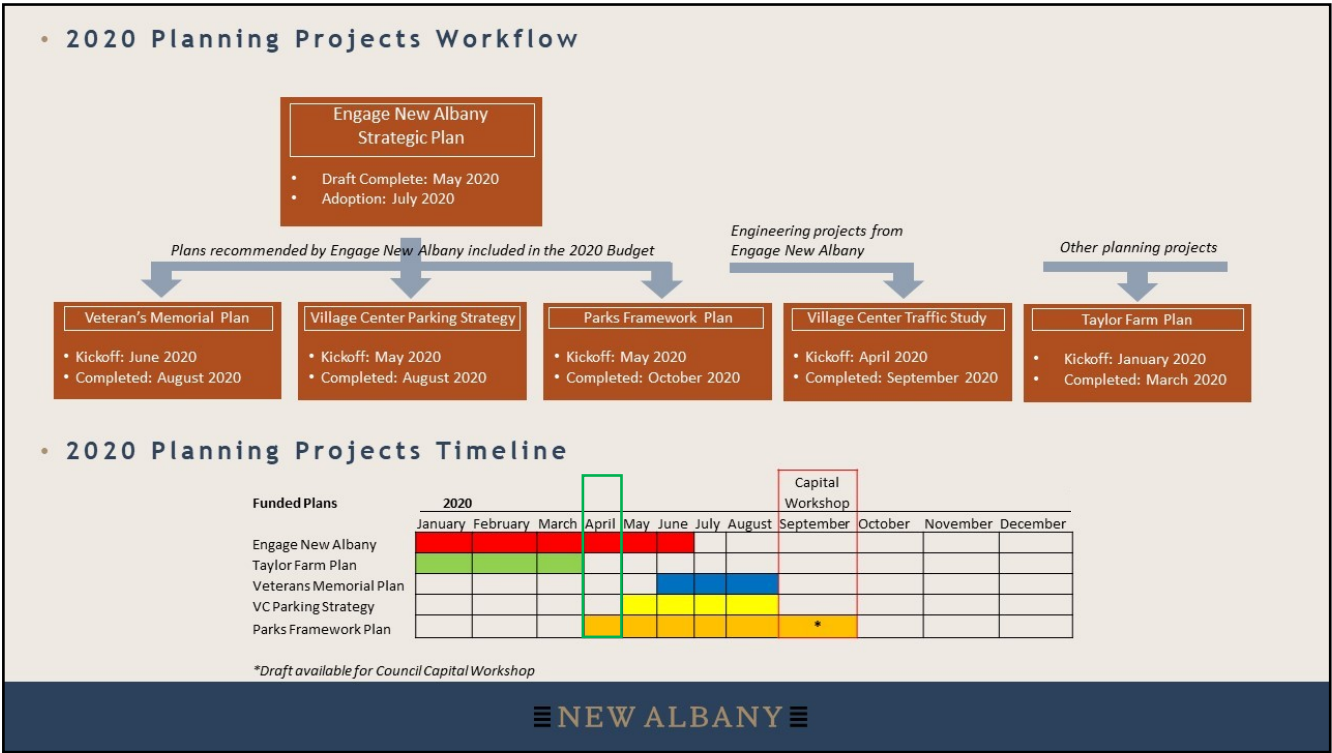
- Staff will conduct additional research to further compare and contrast our policies with 2-3 additional peer communities.
- Staff will collaborate with our chief building official to recommend policy changes and to create any necessary forms.

PLANNING PROJECT UPDATES

APRIL 2020

2020 Planning Initiatives

In addition to the Engage New Albany Plan, the department budget included funding for four planning initiatives in 2020: the Taylor Farm Concept Plan, the Village Center Parking Strategy, the New Albany Parks Framework Plan and a Veterans Memorial Plan. The following flow chart summarizes the workflow and estimated timeline for each project.



*Staff will be prepared to present recommendations, draft plans and budget considerations at the council retreat in September 2020.

PLANNING PROJECT UPDATES

APRIL 2020

Taylor Farm Plan

Anticipated Completion Date: May 2020

Project Description:

Develop initial design strategies and schematic design documents including a site plan with narrative descriptions of major systems, amenities and materials for the Taylor property. This project is comprised of the 88 acre +/- Taylor Farm Park and the 10 acre +Taylor Home Site.

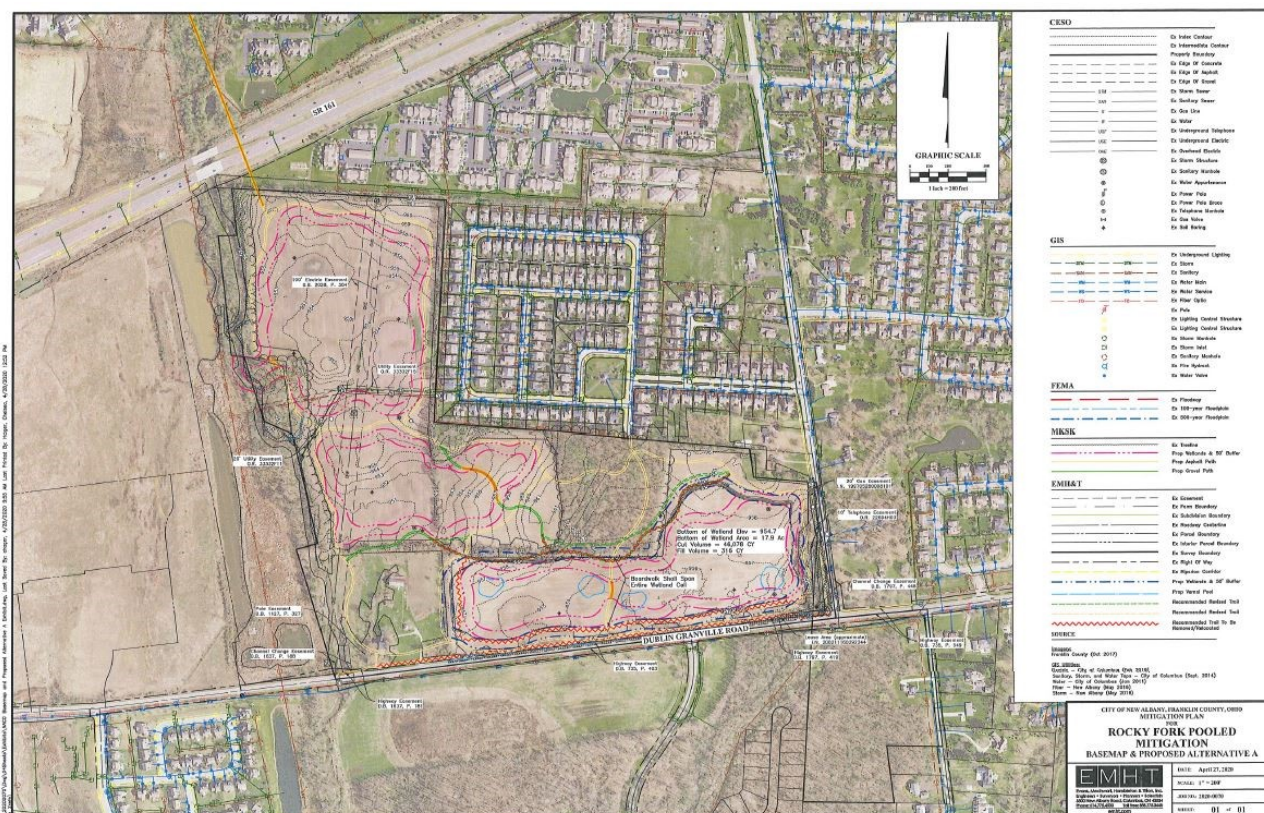
Status Update:

The New Albany Company provided an updated site plan to the city for review and comment on April 30. The plan has been advanced to higher level of engineering evaluation and contemplates prior comments and requests from the city.

Next Steps:

Staff and MKSK will evaluate and provide comments on the updated site plan to The New Albany Company.

As a final component of the planning exercise, a schematic layout of the home site (aka activity zone) will be completed. Our opinion is that it is best to wait for EMH&T to finish their analysis of our schematic plan of the wetland layout. Once this analysis is finished and updated grading information is provided, we can complete the home site planning with some real site information.



PLANNING PROJECT UPDATES

APRIL 2020

Village Center Parking Strategy

Anticipated Completion Date: September 2020—recommendations available for council capital retreat

Project Description:

Examination of existing and future parking needs in a comprehensive, data driven manner as necessary to develop a plan that addresses parking in a targeted manner in order to facilitate the continued growth of the Village Center. The project's deliverables include:

- Data validation of the parking model recommendations and traffic data analysis to ensure the parking recommendations and existing roadways are in alignment (transportation consultants Wells and Associates).
- Development of a consensus plan that includes a range of future development scenarios varying in density and scale to adequately understand the impact on future parking and the overall transportation network (i.e. traffic).
- Short-term parking management strategies to address existing parking needs and long-term parking management strategies that anticipate future development conditions. Certain areas within the Village Center may be assigned multiple long-term parking management strategies based on the consensus plan.
- A phasing plan as well as an order of magnitude costs for the parking improvements recommendations.

Status Update:

- Staff held an internal meeting to identify community stakeholders in order to finalize the working group members. The New Albany Company is the one identified stakeholder since they are largest landowner and has been invited to participate in the working group.
- In addition to one or more representatives from the New Albany Company the working group consists of MKSK staff, and various city staff from the community development and administrative departments.
- Parking in the Village Center has been discussed extensively over the last several years. The first set of recommendations started in the 2001 Strategic Plan. In 2006, the city adopted the Village Center Plan that included several parking recommendations. As development patterns evolved over the years it will be important for the working team to analyze the adopted plans throughout the years and identify best practices within those plans that are relevant today. The plans and studies will be shared at the May 15th meeting.

Next Steps:

- The initial kick-off, working group meeting is scheduled on May 15th. During the meeting the working group will share the collected data and discuss a range of potential Village Center development scenarios.
- MKSK will set up initial consultation with Wells and Associates to coordinate and discuss parking data and strategies effectively implemented around the country resolving similar conditions. This information will assist in the plan's strategies and recommendations.

PLANNING PROJECT UPDATES

APRIL 2020

Parks Framework Plan

Anticipated Completion Date: September 2020—recommendations available for council capital retreat

Project Description:

Development of a park system hierarchy complete with park typologies, use sheds, and program elements and components for each existing and future park. These recommendations will be used as a tool for the city to evaluate and prioritize future improvements for each unique park location. The project's deliverables include:

- Improvement recommendations for the facilities in each neighborhood park based on an assessment, analysis, and hierarchy developed out of the planning effort.
- Recommendations will include a basic diagram and descriptive narrative.
- A phasing plan as well as an order of magnitude costs to accomplish the recommended improvements.

Status Update:

- Staff held an internal meeting to finalize the internal working team and identified representatives from the Joints Park District, Healthy New Albany, and the New Albany Company to participate in the working group. The plan includes two focus group meetings with representatives from various neighborhoods to discuss their uses, needs, and ideas for city parks. Staff has identified two focus group representatives to host these focus group meetings based on cross section of residents from the Engage New Albany neighborhood meetings.
- Staff collected information from the development and service departments and shared them with MKSK. The service department supplied maps, ownership information and maintenance schedules of city parks. Other information includes leisure trail, sidewalk, subdivision boundaries, and existing parkland amenities that are in GIS files. Staff is conducting site visits to photograph and document existing park conditions. Amenities at regional parks and playgrounds at the school campus is also being collected and shared.

Next Steps:

- An internal kick-off meeting with staff and MKSK is scheduled on May 8th. The objectives of this meeting are to finalize expectations, disperse the collected information, formulate how to incorporate recommendations from the Engage New Albany plan, and finalize the project schedule.
- Schedule the first working group meeting to review the collected data and initial findings, and review the draft community survey and strategy for distribution to the community.
- Schedule the two focus group meetings with each neighborhood host.
- After the kick-off meeting staff will send the identified working and focus group members invitations to participate in future meetings.

PLANNING PROJECT UPDATES

APRIL 2020

Veterans Memorial Plan

Anticipated Completion Date: September 2020—recommendations available for council capital retreat

Project Description:

Assessment and recommendations for the memorial's desired programing and location. The final deliverable include:

- Booklet telling the complete story of how the design team developed the final concepts.
- Written narrative describing the site details.
- Graphic exhibits consisting of site plans, renderings, vignettes, narratives, and/or 3D modeling to convey the plan concepts to city council.
- Order of magnitude costs for each plan concept.

Status Update:

- Staff finalized the internal working team. The internal working team will include a liaison from Plain Township. Staff worked with the Mayor to identify a list of potential community stakeholders to participate in the focus group meetings.

Next Steps:

- Staff will finish identifying stakeholders for the focus group and send invitations to participate.
- An internal project kick-off meeting with staff and MKSK is scheduled on May 22nd. The meeting objectives are to finalize expectations/scope of services, disperse the collected information, and finalize the project schedule.

CAPITAL IMPROVEMENT PROJECT UPDATES

APRIL 2020

Blacklick Creek Trunk Sewer, Part 2B

Permitting Schedule:

- Start date: March 2020
- Estimated approval: September 2020

Construction Budget: \$15,000,000

- Funding source: OWDA Loan (Capital Improvement Fund)

Construction Schedule:

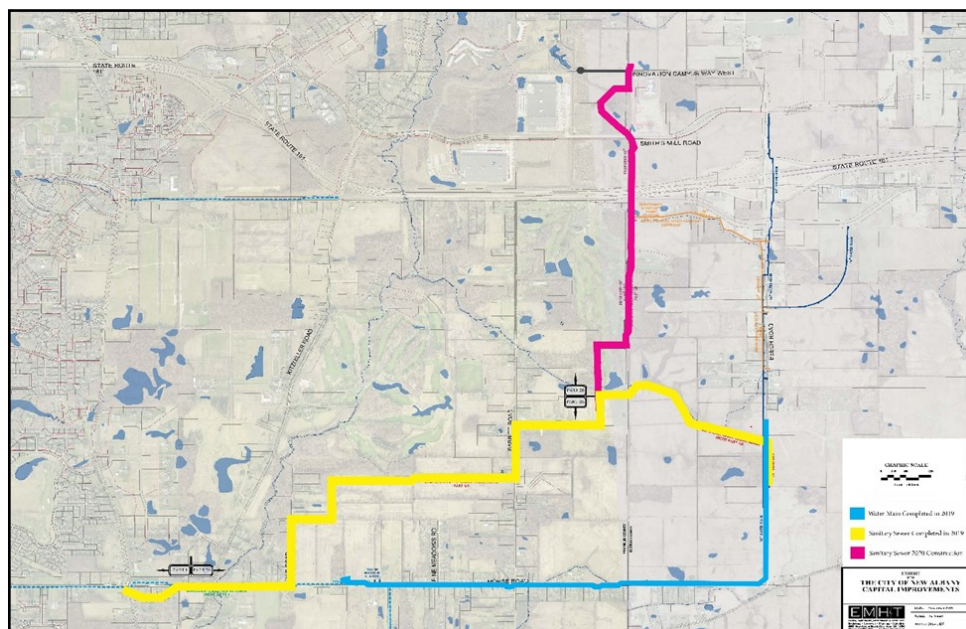
- Estimated construction start date: September 2020
- Estimated project duration: 12 months

Project Description:

The Blacklick Creek Trunk Sewer (BCTS) is the backbone of sanitary sewer system that will serve a tributary area of approximately 9,000 acres. This tributary area includes undeveloped ground within the New Albany International Business Park as well as existing development within the current diversion area (Personal Care and Beauty Campus). Construction of BCTS Part 1, 2A-1 and 2A-2 was completed in 2019. The completion of BCTS Part 2B will eliminate the current diversion area and provide the capacity necessary to support new and existing development sites along the eastern boundary of the city. New Albany has a contractual obligation to connect the BCTS to the Smith's Mill Road sewer by 2020 – subject to the availability of funds. Part 2B of the BCTS project will include the installation of approximately 10,000 linear feet of 48" and 42" sanitary sewer. The project also includes a +/- 600 foot bore under SR 161.

Project Status:

All of the conduit necessary to accommodate the existing utilities underground was installed this past winter. Necessary sidewalk and curb replacement as well as the addition of three ADA compliant curb ramps at the intersection of Main Street and Village Hall Road have been completed. The contractor will touch up work areas and restore with grass seed this spring. At this time, staff is working with the individual utility companies to detach from the existing utility poles and relocate within the appropriate underground conduit.



CAPITAL IMPROVEMENT PROJECT UPDATES

APRIL 2020

Harlem Road Leisure Path, Greensward Rd. to Dublin-Granville Rd.

Construction Budget: \$340,000.00

- Funding source: 2019 Capital Improvement Fund

Construction Schedule:

- Estimate construction start date: June 2020
- Estimated completion date: September 2020

Project Description:

This project includes the construction of a new asphalt leisure trail and sidewalk along the west side of Harlem Road from E. Dublin Granville Road to a point north of Greensward Road. This project will provide a designated pedestrian space to enhance safety along the roadway corridor. This project also includes the relocation of three fire hydrants, minor grading and storm sewer work, as well as the installation of a section of wood timber guard rail.

Project Status:

The city is scheduled to receive bids from contractors on May 15th. The project is expected to be awarded within two weeks of opening the bids.



CAPITAL IMPROVEMENT PROJECT UPDATES

APRIL 2020

Jug Street Water Booster Station

General Contractor: Howell Contractors, Inc.

Construction Budget: \$3,232,000.000

- Funding Source: 2019 Capital Improvement Fund
- Payments to Date: \$0.00

Construction Schedule:

- Construction Start Date: April 2020
- Estimated Completion Date: April 2021

Project Description:

There is currently a single water pressure district providing water service to the entire city. This district is referred to as the New Albany Pressure District. The continued growth of the business park in the northeast quadrant of the city has resulted in land areas beyond the limit of what can be appropriately serviced by the New Albany Pressure District. As such, plans have been developed to establish a second water pressure district, the Mink Pressure District, which will produce sufficient water flow and pressure necessary to support continued growth in this quadrant of the city. The Jug Street Water Booster Station is a key component to creating this new pressure district.

Project Status:

The contractor has mobilized equipment to the site and completed the site survey. The temporary fence has been installed and the contractor is procuring all of the required permits and material approvals.



CAPITAL IMPROVEMENT PROJECT UPDATES

APRIL 2020

Main Street Utility Burial

General Contractor: Messer Construction / Igel

Construction Budget: \$1,500,000

- Funding Source: 2019 Capital Improvement Fund
- Payments to Date: \$795,653

The project is tracking in accordance with the approved budget

Construction Schedule:

- Construction start date: November 2019
- Estimated completion date: December 2020

The project is tracking in accordance with the approved construction schedule

Project Description:

This project will relocate the existing aerial utilities to an underground location along Main Street from a point north of the roundabout at Market Street to the bridge over Rose Run stream, south of Dublin Granville Road. This project will be performed in conjunction with the Rose Run Park construction and the improvement of Dublin Granville Road.

This project will enhance the aesthetics of the area by removing utility poles and overhead wires between CVS and a point north of Village Hall. Portions of sidewalk and curb replacement are also included along the length of this project, particularly along the frontage of Village Hall.

Project Status:

All of the conduit necessary to accommodate the existing utilities underground was installed this past winter. Completed work also includes necessary sidewalk and curb replacement as well as the addition of three ADA compliant curb ramps at the intersection of Main Street and Village Hall Road. The contractor will touch up work areas and restore with grass seed this spring. At this time, staff is working with the individual utility companies to detach from the existing utility poles and relocate within the appropriate underground conduit.



CAPITAL IMPROVEMENT PROJECT UPDATES

APRIL 2020

Dublin Granville Road at Meadway Drive Leisure Trail Crossing

Permitting Schedule:

- Start date: March 2020
- Estimated approval: September 2020

Engineer's Estimate: \$30,000

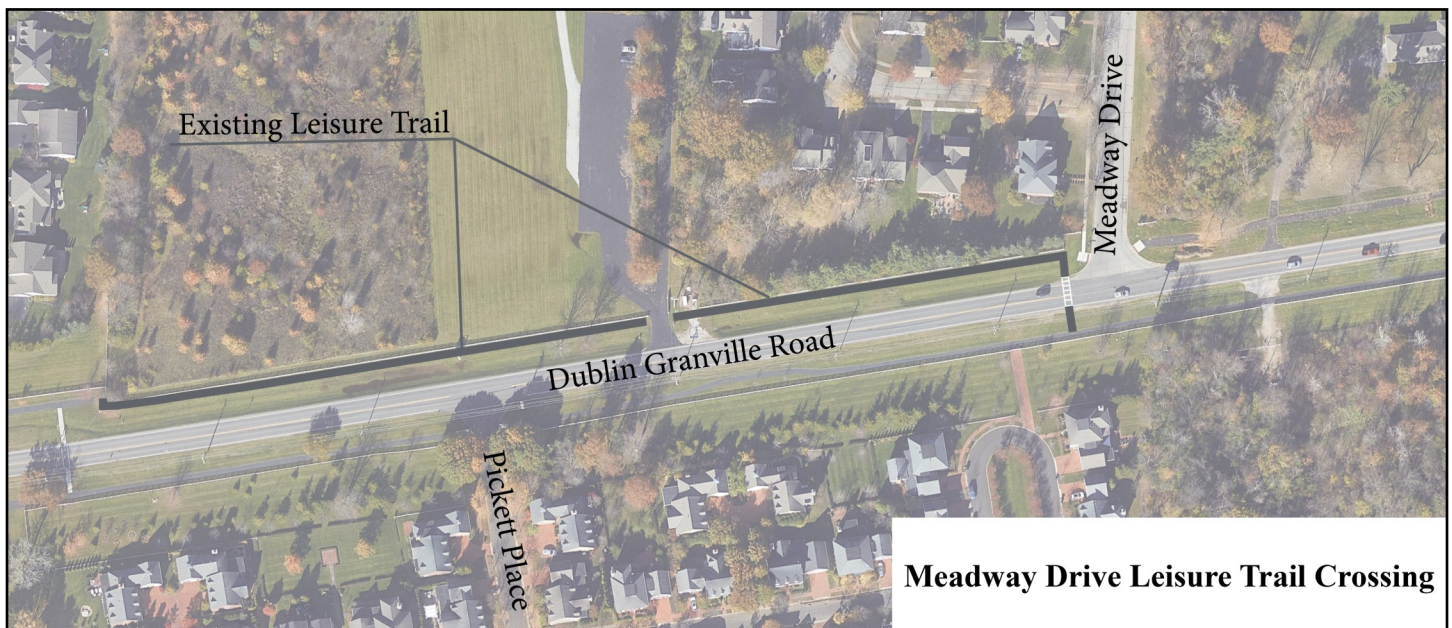
- Funding Source: Park Improvement Fund

Project Schedule:

- Construction Start Date: TBD
Project to be constructed in conjunction with the annual street program

Project Description:

The project will include the construction of an ADA accessible crossing of Dublin Granville Road at Meadway Drive. The crossing will include pedestrian actuated lighting consistent with what has been installed along Market Street in the village center. This project will facilitate the safe crossing of pedestrians between Hampstead Village and the existing leisure trail system along south side of Dublin Granville Road. This project will further expand on the trail that was recently constructed along the frontage of the Prairie House property that now connects the Hampstead Heath neighborhood to the larger leisure trail system.



CAPITAL IMPROVEMENT PROJECT UPDATES

APRIL 2020

Mink Pressure District Water Main & Harrison Road Storm Sewer Improvements

General Contractor: Trucco Construction Company, Inc.

Construction Budget: \$3,093,051.95

- Funding Source: 2019 Capital Improvement Fund
- Payments to Date: \$0.00

Construction Schedule:

- Construction start date: March 2020
- Estimated completion date: December 2020

The project is tracking in accordance with the approved schedule

Project Description:

This project includes the installation of approximately 9,500 feet of water main along Beech Road, Jug Street, and Harrison Road, which will provide water to the northeast quadrant of the city to meet the demand of the continued growth within the International Business Park. In addition to the water main improvements, approximately 3,500 feet of storm sewer will be installed along Harrison Road to improve the drainage in the area along with a conduit duct bank along Innovation Campus Way.

Project Status:

The contractor has completed the fiber optic duct bank installation along with the survey for the water main installation.



CAPITAL IMPROVEMENT PROJECT UPDATES

APRIL 2020

Harlem Road Improvements from U.S. 62 to James River Road

Permitting Schedule:

- Start date: April 2020
- Estimated approval: August 2020

Construction Budget: To be determined

- Funding source: To be determined

Construction Schedule:

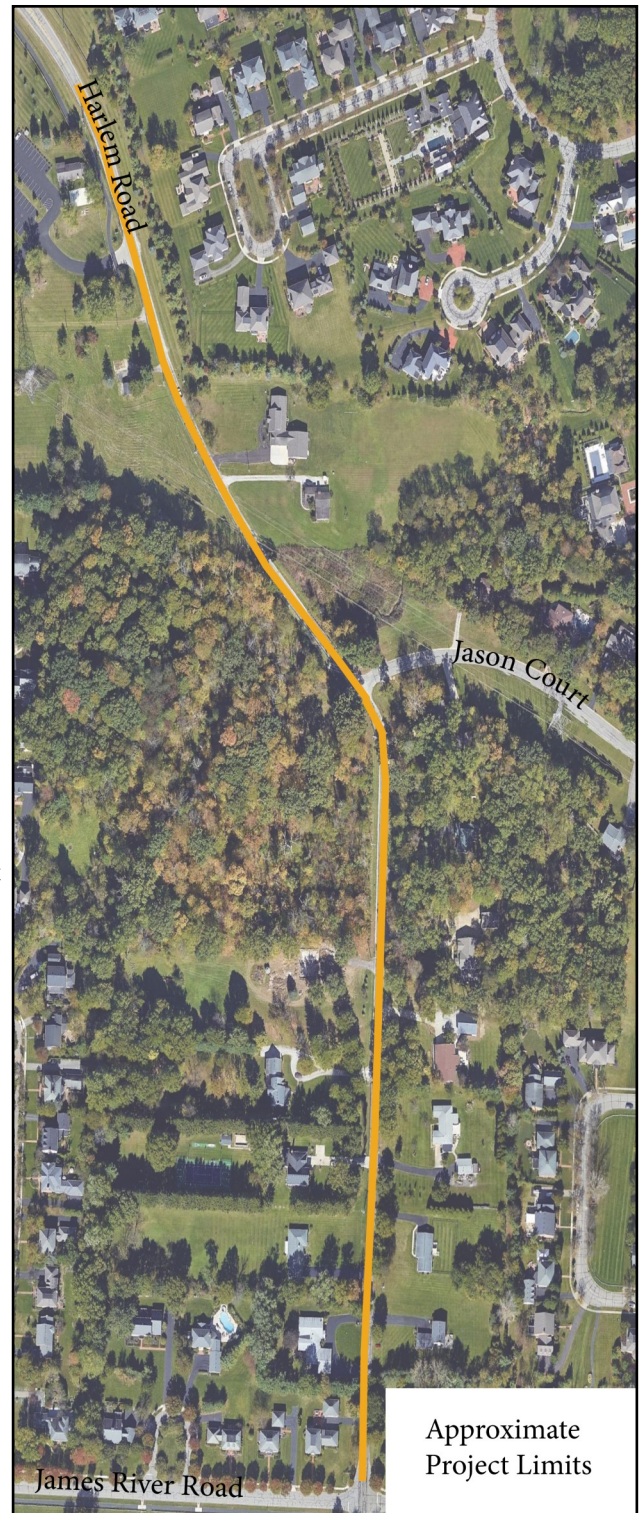
- Estimated construction start date: To be determined
- Estimated project duration: 6 months

Project Description:

This section of Harlem Road was originally constructed by the county several decades ago. While the roadway has been routinely maintained by the city for many years, it continues to degrade prematurely due to inadequate stormwater drainage. This project intends to reconstruct and widen the roadway itself and incorporate necessary drainage improvements that meet current design standards. The project will also include the addition of a separated leisure trail that will further expand on the city's growing trail system. Should this project be found acceptable by city council, construction would be able to commence as early as summer 2021.

Project Status:

The project is currently in engineering design. A detailed engineer's construction cost estimate will be available for discussion at the capital project retreat this fall.



CAPITAL IMPROVEMENT PROJECT UPDATES

APRIL 2020

US-62 and SR-161 Interchange Improvement Project

Permitting Schedule:

- Start date: February 2020
- Estimated approval: September 2020

Construction Budget: \$4,000,000

- Potential funding sources:
 - OPWC Round 33 Infrastructure Funds
\$187,792 grant, \$595,524 loan
 - ODOT Safety Funds FRA-62-30.34
\$2,079,675 grant
 - 2020 Capital Improvement Fund

Construction Schedule:

- Estimated construction start date: October 2020
- Estimated construction duration: 15 months

Project Description:

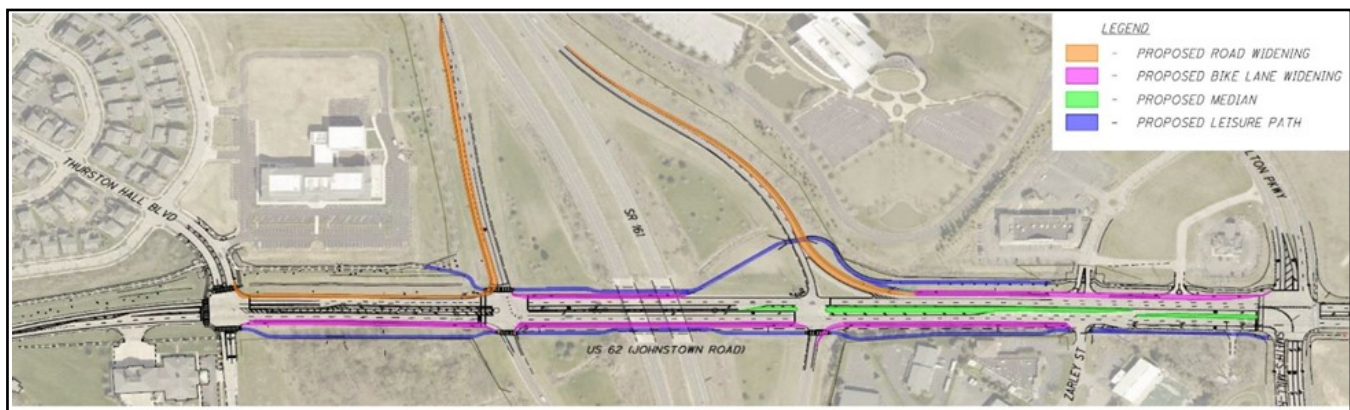
This project will greatly enhance the safety, movement of traffic and pedestrians and the overall aesthetics of this prominent gateway into the city. The project will include several primary improvements that include:

- The addition of a lane to the SR-161 eastbound off ramp to increase exit ramp capacity
- A modification to the SR-161 westbound on-ramp to provide additional merging distance
- The addition of protected bike lanes along both sides of US-62
- Construction of separated leisure trails along both side of US-62
- The installation and extension of a center median
- A lane addition at Thurston Hall Boulevard intersection to better accommodate through traffic
- The installation of a traffic signal at Thurston Hall/Theisen Drive/US-62

The listed improvements will be designed as traffic calming measures intending to better manage vehicle access and slow the travel speeds along the corridor. The improvements will also provide much needed pedestrian and alternative transportation infrastructure to connect the north and south sides of the city.

Project Status:

The project is currently in the engineering design phase and construction plans are in development.



ECONOMIC DEVELOPMENT UPDATE

APRIL 2020

Economic Development Plan Update

Anticipated Completion Date: July 2020

Project Description:

This project is an update to the economic development plan adopted in 2006. The city created an RFP for services in February 2020 after review and approval from the Community Improvement Corporation (CIC). The CIC will serve as the “steering committee” for the project. The RFP was sent to twelve firms. Three firms (one local and two from outside of the state of Ohio) responded to the request. A small committee comprised of staff and the president of the board of trustees of the CIC reviewed the proposals and made a recommendation to the city manager to enter into contract with Camoin 310. Camoin was the consultant that developed the plan adopted in 2006. The contract included a scope of services as follows:

- An economic baseline report that includes an analysis of the region’s current economic situation and the city’s role in the regional economy; identification of the city’s competitive assets and opportunities for generating economic activity; and, a comparison of the city’s position relative to the region and the nation (where appropriate). The baseline report will also include the following specific information:
 - Demographic and socioeconomic profile of the community;
 - Economic, industry and business data and trends; and,
 - Workforce and skills assessment.
- An inventory of economic drivers, i.e. site availability, land use policies and regulations, private sector investments, which will shape the creation of an Action Map. The Action Map is the main tool for implementation and will identify specific economic drivers that will be critical to move forward with economic strategies that are resilient and practical for implementation.
- An action plan matrix in the form of a table or spreadsheet and final report that includes business attraction strategies, business retention strategies, recommendations for improving the business climate and strategies to build on existing assets.

Status Update:

The planning team had a kick-off meeting on April 22nd. The discussion included the following:

- The team determined the appropriate methodology for data sharing was a shared use drive. The city agreed to provide all of the information relative to past plans and current economic development practices and policies. This included but was not limited to economic incentive toolboxes, list of businesses and industries, city budget data, and the economic development marketing/communications plan. The Camoin team set up a call with the One Columbus research team to obtain baseline regional data.
- The team determined that the study area would include the Columbus MSA. However, the city’s unique competitive position with regions across the United States will serve to broaden the study area specific to recommendations for business attraction. The team identified the Atlanta region, the Phoenix region and the Santa Clara region as of potential interest.
- The city staff gave an extensive overview of the economic development process.
- The team determined that COVID-19 was rapidly evolving and may impact the data collection and analysis process to a certain extent. The decision was made to move forward after the city team described the context of New Albany’s success in the Great Recession – and a commitment to long term master planning to sustain economic health and success.

Next Steps:

The Camoin team will meet with One Columbus and complete the quantitative analysis for the economic base component of the plan. They will perform the qualitative analysis which will include community input and interviews with potential stakeholders/industry experts. The Camoin team will review incentives and the overall fiscal conditions of the city.

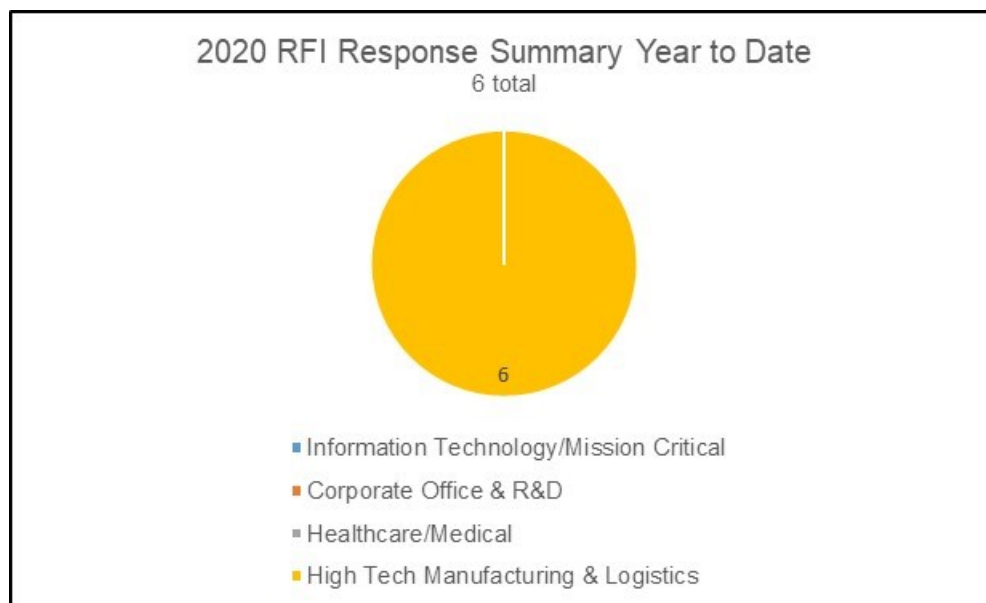
ECONOMIC DEVELOPMENT UPDATES

APRIL 2020

Business Expansion

<https://www.prnewswire.com/news-releases/american-regent-to-hire-more-than-120-in-new-york-and-ohio-301050126.html>

American Regent, Inc., announced plans to create 55 new jobs in New Albany. The new job openings range from entry-level to advanced roles in a variety of areas, including production and packaging, laboratory quality control, research and development, engineering, commercial operations, business development, portfolio management, and sales. American Regent has also implemented a number of additional measures to protect its workforce amid the COVID-19 pandemic, including enhanced cleaning procedures, strictly enforced social distancing requirements throughout facilities and additional supplies of personal protective equipment (PPE). Much of the work is also conducted in sterile facilities, adhering to the strictest FDA requirements. American Regent, Inc., a Daiichi Sankyo Group company, is a top-10 injectable manufacturer. For over 50 years, American Regent has been developing, manufacturing and supplying quality generic and branded injectables for healthcare providers. Source: PRNewswire



GRANT FUNDING

APRIL 2020

Grant Research

Coronavirus Emergency Supplemental Funding (CESF) Program Solicitation FY 2020 Formula Grant

This is Federal funding from the U.S. Department of Justice/Bureau of Justice Assistance. The CESF Program provides funding to assist eligible states and local government in preventing, preparing for, and responding to the coronavirus. Permissible use of the funds under the CESF Program must be utilized to prevent, prepare for, and respond to the coronavirus. The city manager requested the economic development specialist research the funding opportunity and the possibility of purchasing two mobile message boards. The State of Ohio was awarded \$24,409,610 specifically allocated for metropolitan and urban areas of the state. New Albany was not on the approved jurisdiction list to receive funding.

INNOVATE NEW ALBANY

APRIL 2020

Google Analytics Section

Site Performance

Traffic Metrics by Page Title – This is where you can see which pages on the site are receiving the most pageviews, how long users spend on each page, and the bounce rate.

Traffic Metrics by Page Title

From 04/01/2020 until 04/30/2020

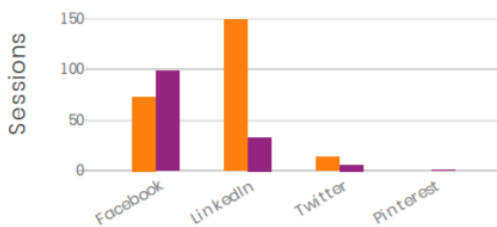
Page Title	Pageviews	Avg. Time on Page	Entrances	Exits	Bounce Rate (%)
Innovate New Albany New Albany, Ohio	393	0:00:49	304	185	49.67%
Events Archive Innovate New Albany	286	0:00:54	65	74	41.54%
The Sky is NOT Falling! Innovate New Albany	260	0:01:20	142	143	57.75%
Are You Wasting Money With Marketing That's Not Working? Innovate New Albany	239	0:01:27	98	128	59.18%
6 Ways to Transform Your Brick & Mortar Business into a Digital Powerhouse (LIVESTREAM) Innovate New Albany	190	0:02:22	87	97	45.98%

INNOVATE NEW ALBANY APRIL 2020

Social Media Platforms – This shows the importance of active and engaging social media posts. This stat will always be compared to the previous year.

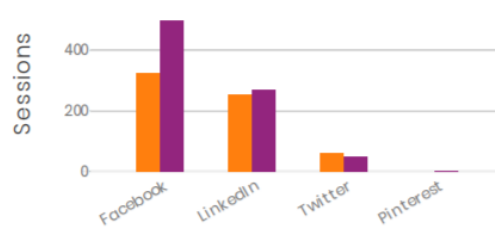
Sessions by Social Network

● 04/01/2020 - 04/30/2020 vs. ● 04/01/2019 - 04/30/2019



Sessions by Social Network YTD Comparis...

● 01/01/2020 - 04/30/2020 vs. ● 01/01/2019 - 04/30/2019



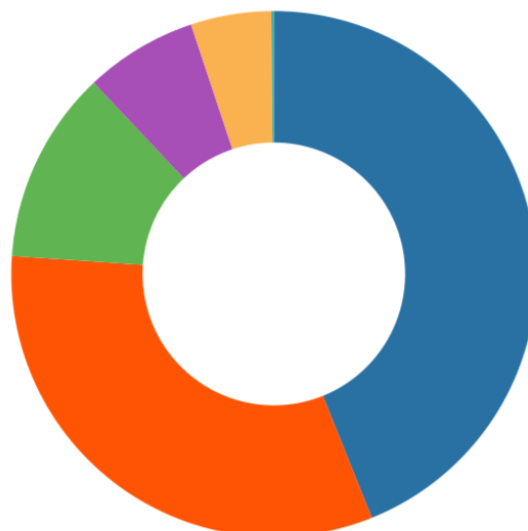
Engagement Percentage Breakdown – Where are users coming from?

Note: Organic Search means users used a search engine and ended up on our site. Direct means they directly came to our site through typing in our URL in their browser or through browser bookmarks. Referral refers to visits that

Engaged Sessions by Channel

From 04/01/2020 until 04/30/2020

Email	43.91%
Organic Search	32.18%
Direct	11.88%
Referral	6.92%
Social	4.96%
(Other)	0.15%

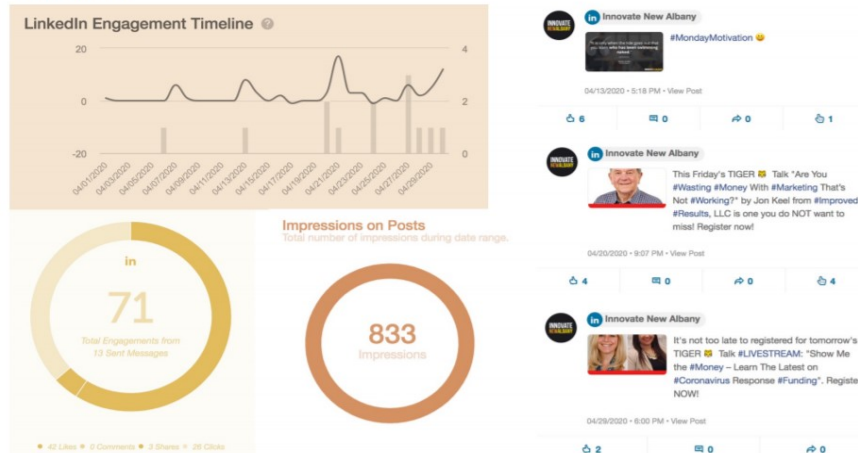


INNOVATE NEW ALBANY

APRIL 2020

Social Media Section – LinkedIn

LinkedIn



MailChimp Section

Subscribers: 2,921

Avg. Open Rate: 17.2%

Avg. Click-Thru Rate: 2.8%

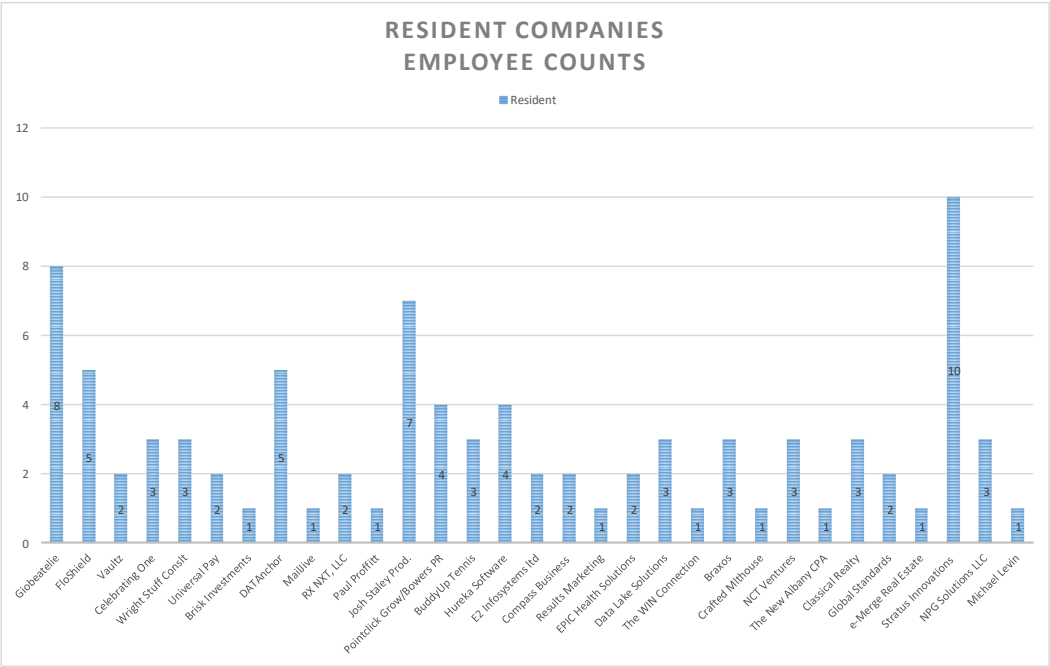
Metrics by Campaign

From 05/06/2020 until 05/06/2020

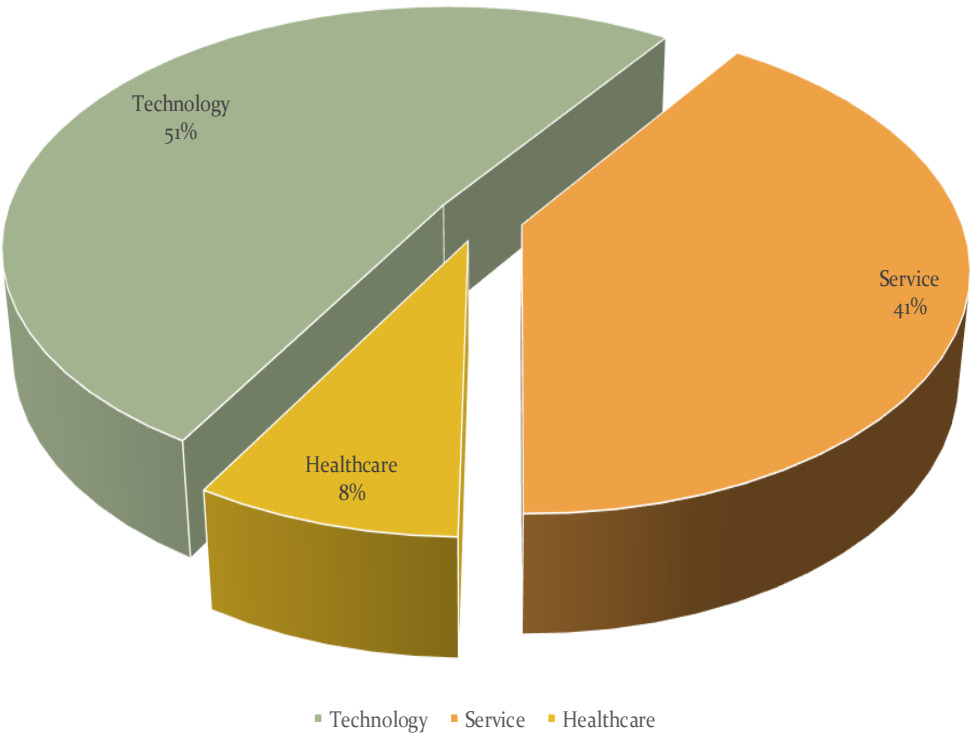
Campaign	Sent On	Unique Opens	Open Rate	Unique Clicks	Click Rate
04-28-20 TIGER EMAIL – 3 TIGER Talks this week – 4/29, 4/30, 5/01 – plus MORE	04/28/2020	401	13.93%	187	3.06%
04-21-20 TIGER EMAIL – 6 TIGER Events in two weeks – 4/22, 4/23, 4/24, 4/29, 4/30, 5/1	04/21/2020	423	14.83%	192	3.01%
04-16-20 TIGER EMAIL – April TIGER Events – 4/17, 4/22, 4/23, 4/24, 4/29	04/16/2020	390	13.81%	119	2.62%
04-08-20 TIGER EMAIL – April TIGER Events – 4/10, 4/17, 4/24	04/08/2020	592	21.13%	105	2.28%
04-01-20 TIGER EMAIL – 4 Livestream Events in April	04/01/2020	620	22.33%	141	3.20%

INNOVATE NEW ALBANY - TENANT DASHBOARD & SPOTLIGHT COMPANY

APRIL 2020



Types of Companies @ Innovate by Industry



INNOVATE NEW ALBANY - TENANT DASHBOARD & SPOTLIGHT COMPANY

APRIL 2020



Stratus Innovations Group

Stratus Innovations Group was founded by New Albany resident **Ron Savoia** who serves as the firm's Managing Partner.

Stratus helps Corporate Innovators who have great ideas for custom products and solutions, yet are challenged by resource scarcity, to architect, develop and bring their offerings to market rapidly, helping them innovate and grow.





Stratus has an exclusive focus on providing leading-edge cloud solutions for a wide range of business clients. Focusing on this singular technology helps Stratus provide clients with a deep understanding of where cloud services can drive Stratus Innovations Group's leadership includes former senior directors of Microsoft's field sales and services teams who incubated Microsoft's online services business. With over 20 years of experience providing custom business solutions, Stratus understands that organizations want customized cloud services that are tailored to their unique needs.

The Stratus leadership team founded the company with a simple mission: provide cloud-based IT solutions that deliver significant return on investment and immediate business value. Organizations have benefitted most from implementing cloud services for both their basic IT infrastructure and their internal application portfolio.

INNOVATE NEW ALBANY

APRIL 2020

May Look Ahead

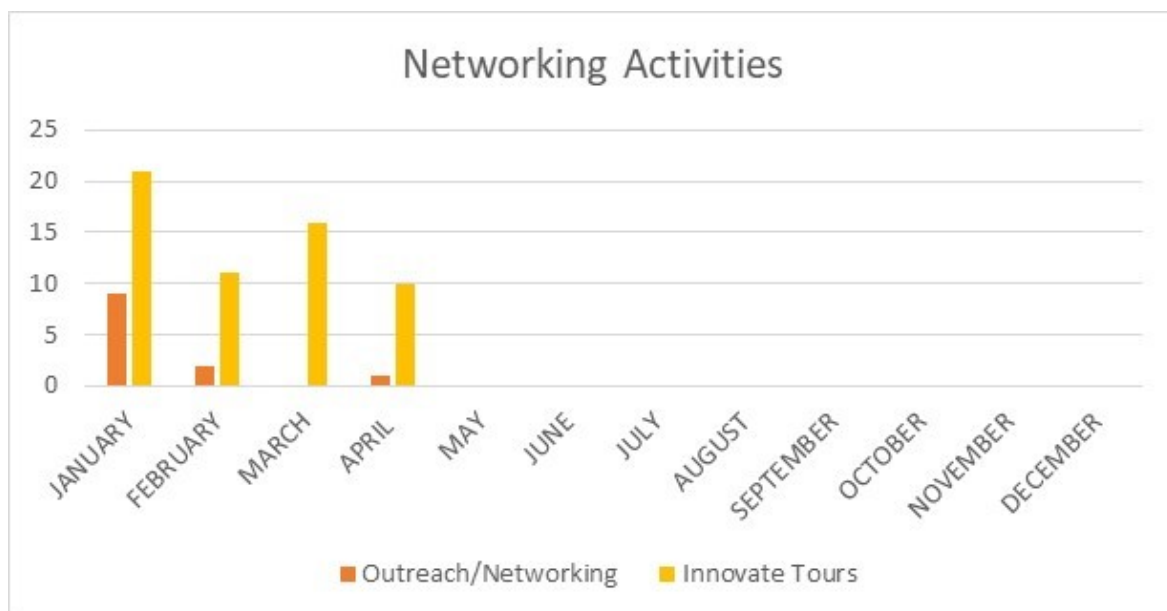
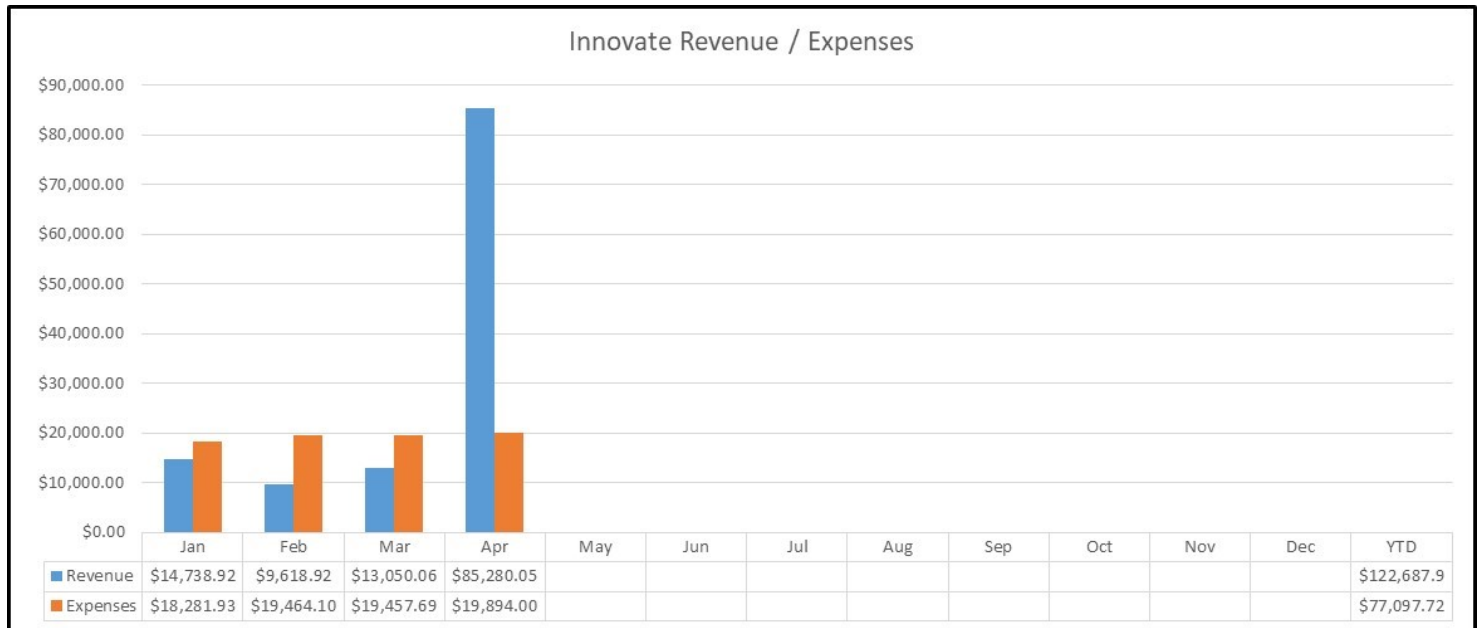
Event Name	Photo	Date	Event Type
Online Learning: How to Use This Surprising Tool to Engage More Prospects, Sell More, and Build Greater Loyalty to Your Business (LIVESTREAM)	 LIVESTREAM THU 5/7, 12-1PM	5/7/2020	TIGER Talk
Innovation on Tap: What I Learned From 25 Entrepreneurs One Evening Over Drinks in a Virtual Barroom (LIVESTREAM)	 LIVESTREAM WED 5/13, 12-1PM	5/13/2020	TIGER Talk
How to Fund Your Company with No Dilution of Existing Shareholders' Equity (LIVESTREAM)	 LIVESTREAM WED 5/27, 12-1PM	5/27/2020	TIGER Talk
Bootstrapping Your Business for Better Results		5/29/2020	TIGER Talk

June Look Ahead

Event Name	Photo	Date	Event Type
Productivity Powerup: A 4-Part System to Drive Productivity and Profit		6/3/2020	TIGER Workshop
Meet the Middleman Revitalizing Innovation in Middle America		6/5/2020	TIGER Tale
Data + Excel = An Analytical Match Made in Spreadsheets		6/12/2020	TIGER Talk
Growth As an S Curve: Never Stop Growing		6/19/2020	TIGER Talk
It's Not Easy Being Green: How to Talk About Sustainability in the Context of Your Brand		6/26/2020	TIGER Talk

INNOVATE NEW ALBANY-NEWS & FINANCIALS

APRIL 2020



PLAN REVIEW

APRIL 2020

Engineering Plan Reviews

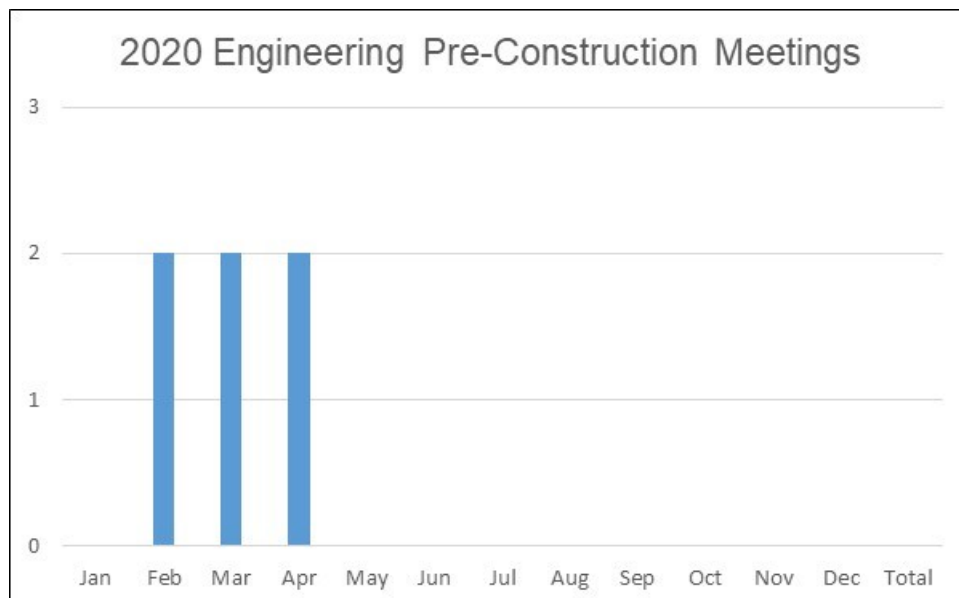
There were four (4) engineering plans submitted for initial review. Additionally, there were four (4) engineering plans that were resubmitted for back check review.

Project Name	Initial Submittal Date	Comments Issued Date	Total Review Time (Days)	Review Time Standard (Days)
Holiday Inn Express	April 16, 2020	pending	pending	18
Sheetz Sanitary Sewer	April 28, 2020	pending	pending	18
Beech Rd & Smith's Mill Street, Storm and Water Plans	April 30, 2020	pending	pending	18
Site J Private Pump Station & Force Main	April 30, 2020	pending	pending	18

Engineering Pre-Construction Meetings

There were two (2) pre-construction meetings in April:

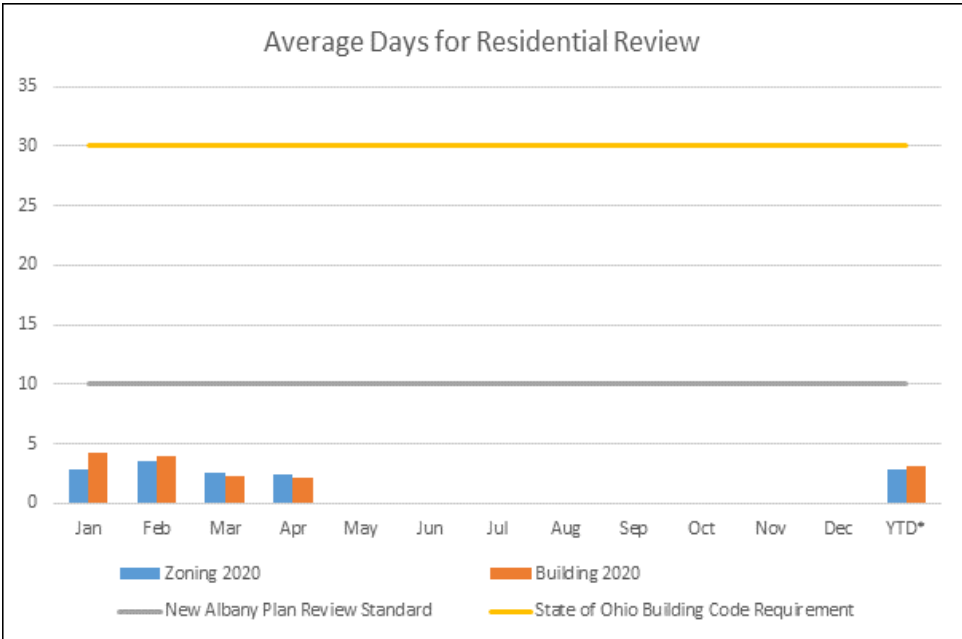
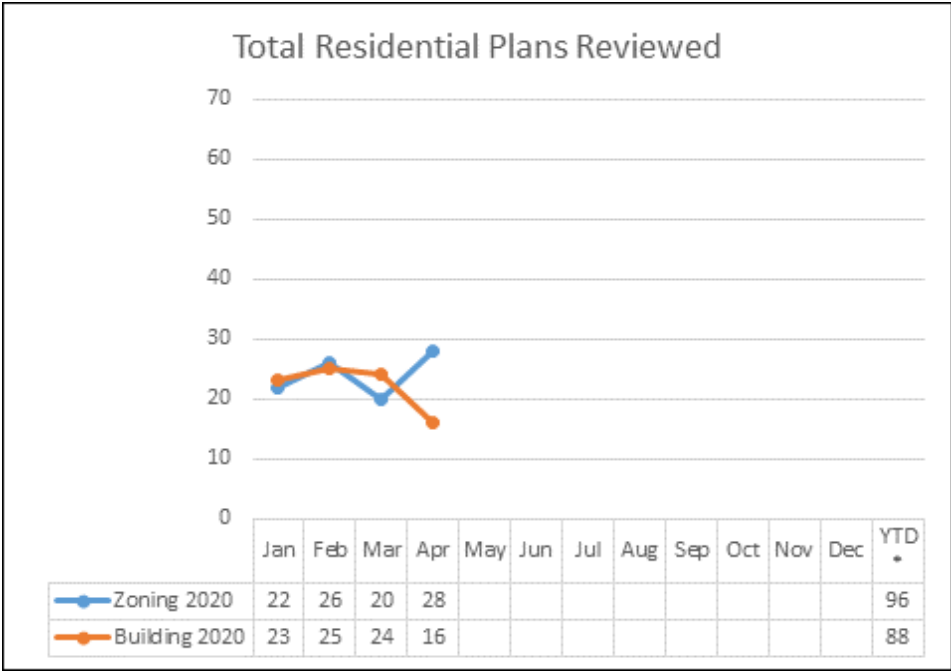
- Site J Private Site Development
- The Barrington School



APRIL 2020[illegible][illegible]

PLAN REVIEW CONTINUED
APRIL 2020

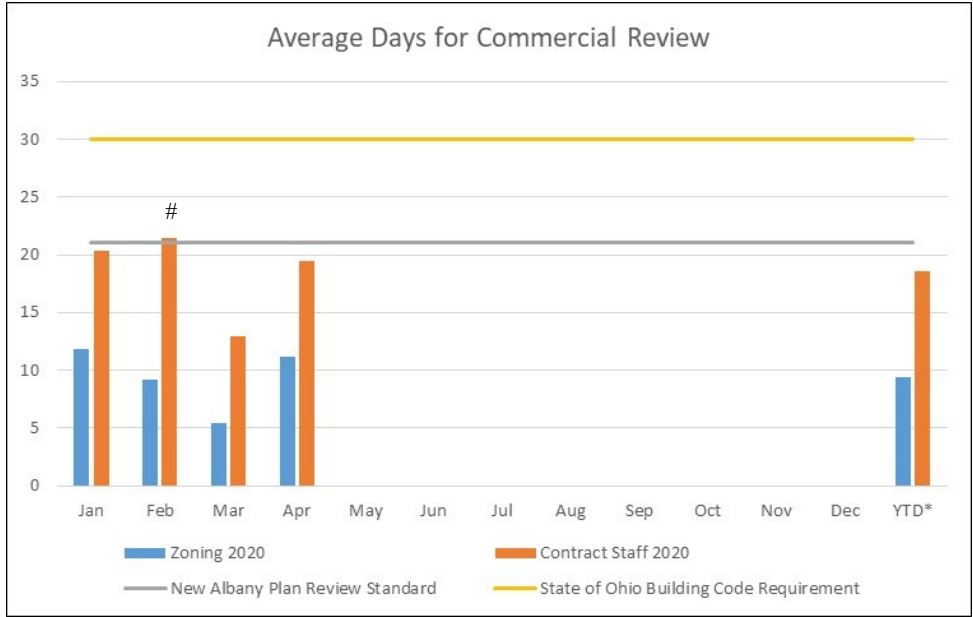
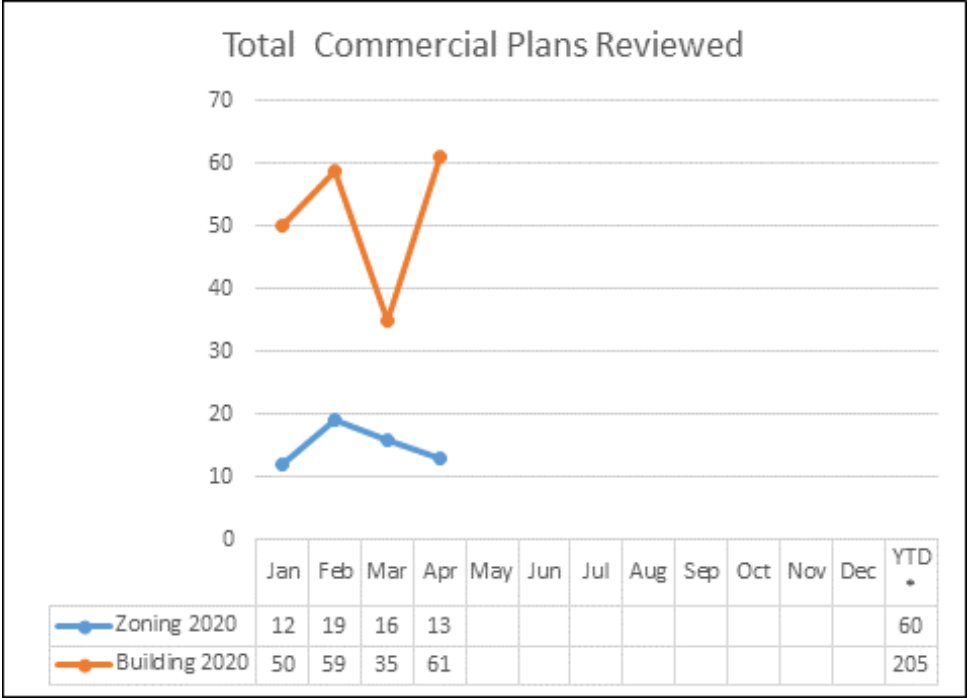
Residential Plan Review



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

PLAN REVIEW CONTINUED
APRIL 2020

Commercial Plan Review



Extra time needed due to a period of extended sick leave for both the primary and backup plans examiners

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

FIELD WORK AND INSPECTIONS

APRIL 2020

Code Enforcement Activity

Address: 7041 & 7127 Walnut Street

Date of Complaint: April 22, 2020

Complaint Description: Vacant property / Maintenance and standing water

Violations: None

Activity: Inspection complete

Status: Closed

Address: 6520 Kitzmiller Road

Date of Complaint: April 16, 2020

Complaint Description: Inoperable Vehicles and property maintenance

Violations: Unknown

Activity: Inspection complete, Pending letter

Status: Open

Address: 21 South Ealy Crossing

Date of Complaint: April 9, 2020

Complaint Description: Preservation area has debris and is a "health hazard"

Violations: None

Activity: Inspection complete

Status: Closed

Address: 7815 Calverton Square

Date of Complaint: March 20, 2020

Complaint Description: Conservation area being cleaned up

Violations: None

Activity: Inspection complete

Status: Closed

Address: 121 Miller Ave

Date of Complaint: March 20, 2020

Complaint Description: Overgrown bushes in traffic line of site

Violations: Landscape screening

Activity: Re-Inspection complete, 2nd letter mailed

Status: Open

Address: 5880 Dublin Granville Road

Date of Complaint: March 2, 2020

Complaint Description: Multiple vehicles with tarps, trash on property and siding in disrepair

Violations: Motor vehicle, accumulation of rubbish & trash, protective treatment

Activity: Re-inspection complete, 2nd letter mailed, met with owner and extension granted

Status: Open

FIELD WORK AND INSPECTIONS CONTINUED

APRIL 2020

Code Enforcement Activity continued...

Address: 5886 Johnstown Road

Date of Complaint: January 17, 2020

Complaint Description: Leisure trail not installed with new house

Violations: Leisure trail not installed

Activity: Re-inspection complete

Status: Open

Address: 9230 Pamplin Way

Date of Complaint: October 24, 2019

Complaint Description: Encroachment in a preservation zone

Violations: Working without a permit, encroachment of a preservation zone

Activity: Re-consideration approved, pending Planning Commission meeting

Status: Open

Address: 6835 Cedar Brook Glen

Date of Complaint: September 12, 2019

Complaint Description: Mounding added which is hampering the neighbors drainage

Violations: Undetermined

Activity: Ongoing coordination with property owner

Status: Open

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: Extension granted

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: Inspection completed, no changes

Status: On observation

FIELD WORK AND INSPECTIONS CONTINUED

APRIL 2020

Code Enforcement Activity continued...

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: Inspection completed, no changes

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: Variance request submitted, pending Planning Commission meeting

Status: Open

Commercial Inspections

Axium 2 — 8640 Innovation Campus Way West

City staff completed an inspection to update the outstanding items. The building currently has temporary occupancy.

COMMERCIAL PROJECT CONSTRUCTION STATUS APRIL 2020

Village Center

Name of Project: Blue Horseshoe Partners Owner Improvements

Location: 24 E. Main St.

Square Footage: 3,990

Start Date: May 2019

Estimated Completion: Pending tenant commitment

Name of Project: All About Kids Daycare

Location: 96 N. High St.

Square Footage: 22,051

Start Date: Fall 2019

Estimated Completion: Summer 2020

Name of Project: United Methodist Church Expansion

Location: 20 Third St.

Square Footage: 24,727

Start Date: Fall 2019

Estimated Completion: Winter 2020

Name of Project: The Mill Redevelopment

Location: 65 W. Dublin Granville Rd

Square Footage: 6,690

Start Date: Winter 2020

Estimated Completion: Fall 2020



All About Kids Daycare



United Methodist Church Expansion

COMMERCIAL PROJECT CONSTRUCTION STATUS APRIL 2020

Innovation Campus Way Corridor

Name of Project: Alene Candles
Location: 9485 Innovation Campus Way
Square Footage: 278,950
Start Date: September 2019
Estimated Completion: Spring 2020

Name of Project: VeePak Expansion
Location: 9040 Smith's Mill Rd.
Square Footage: 174,360
Start Date: Summer 2018
Estimated Completion: Spring 2020

Name of Project: Montauk Innovations, LLC
Location: 1101 Beech Rd
Square Footage: 281,792
Start Date: March 2019
Estimated Completion: Fall 2020

Name of Project: Sidecat, LLC—NAO3 Building 2
Location: 1500 Beech Rd
Square Footage: 518,184
Start Date: March 2019
Estimated Completion: Spring 2021



Alene Candles

COMMERCIAL PROJECT CONSTRUCTION STATUS

APRIL 2020

Innovation Campus Way Corridor continued...

Name of Project: Axiom Building 3

Location: 9043 Smith's Mill Rd

Square Footage: 97,056

Start Date: December 2019

Estimated Completion: Summer 2020

Name of Project: Montauk Innovations, LLC Building II

Location: 1101 Beech Rd

Square Footage: 281,792

Start Date: January 2020

Estimated Completion: Spring 2021

Name of Project: HIMS and HERS Tenant Improvement

Location: 9750 Innovation Campus Way West

Square Footage: 196,000

Start Date: February 2020

Estimated Completion: Fall 2020



Axiom Building 3



HIMS and HERS Tenant Improvement

COMMERCIAL PROJECT CONSTRUCTION STATUS

APRIL 2020

Forest Dr./Walton Parkway Corridor

Name of Project: Canine Companion Campus

Location: 7480 New Albany Condit Rd.

Square Footage: 54,289

Start Date: February 2018

Estimated Completion: Fall 2020

Name of Project: Pharmaforce Expansion

Location: 6610 New Albany Rd East

Square Footage: 178,302

Start Date: June 2018

Estimated Completion: August 2021



Canine Companions



Pharmaforce Expansion

COMMERCIAL PROJECT CONSTRUCTION STATUS**APRIL 2020****Partial Occupancy Status****Name of Project:** Axiom II**Location:** 8640 Innovation Campus Way**Expiration Date:** June 27, 2020**Name of Project:** Axiom II Expansion**Location:** 8640 Innovation Campus Way**Expiration Date:** May 13, 2020**Name of Project:** New Albany Health Campus**Location:** 7320 Smith's Mill Rd.**Expiration Date:** June 28, 2020**Name of Project:** Northeast 302**Location:** 9750 Innovation Campus Way**Expiration Date:** May 27, 2020**Name of Project:** Owner Improvements**Location:** 15 S. High St.**Expiration Date:** July 7, 2020**Name of Project:** Sidecat, LLC– NAO 1 & 2 Building 1**Location:** 1500 Beech Rd.**Expiration Date:** May 2, 2020; May 6, 2020; May 27, 2020; June 3, 2020**Name of Project:** Pharmaforce Expansion**Location:** 6610 New Albany Rd East**Expiration Date:** September 28, 2020 for Phase 1; October 20, 2020 for Phase 2

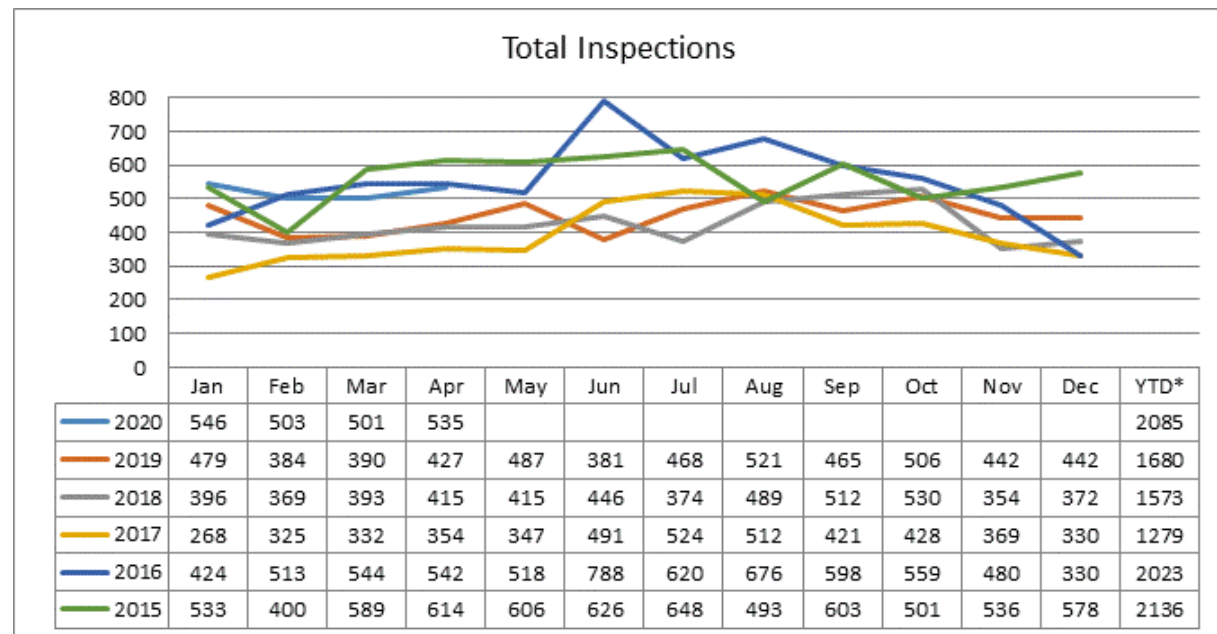
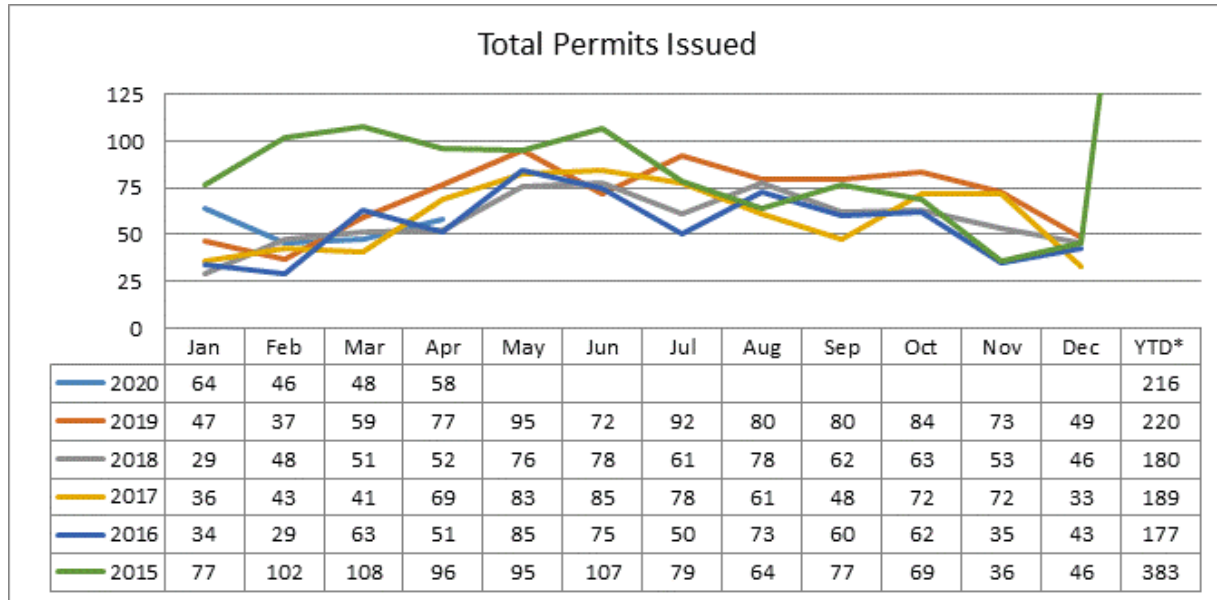
Axiom II



Axiom II Expansion

BUILDING AND ZONING STATISTICS

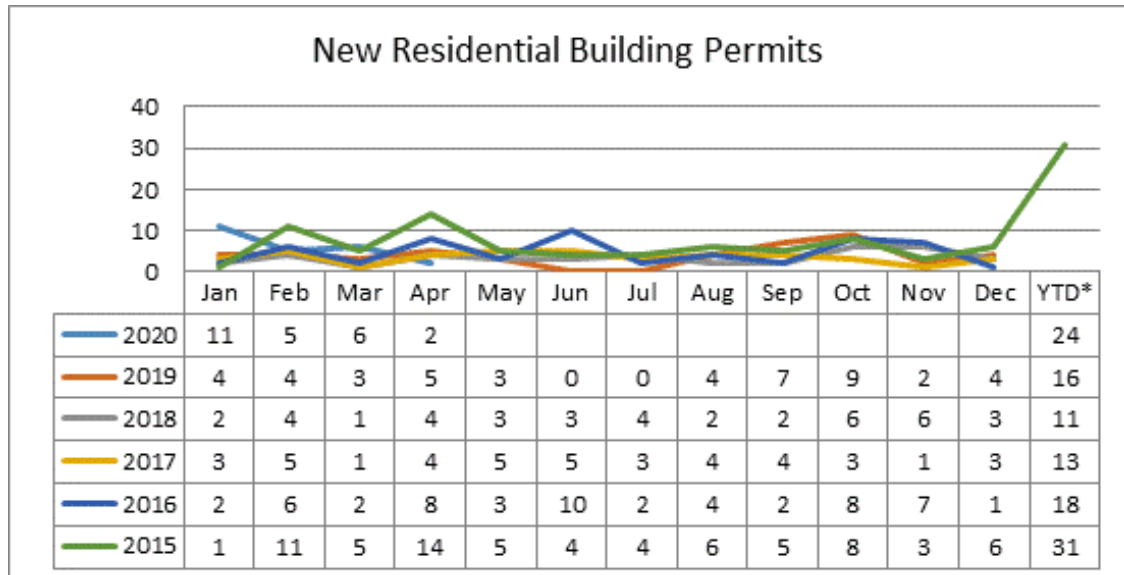
APRIL 2020



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

RESIDENTIAL BUILDING STATISTICS

APRIL 2020



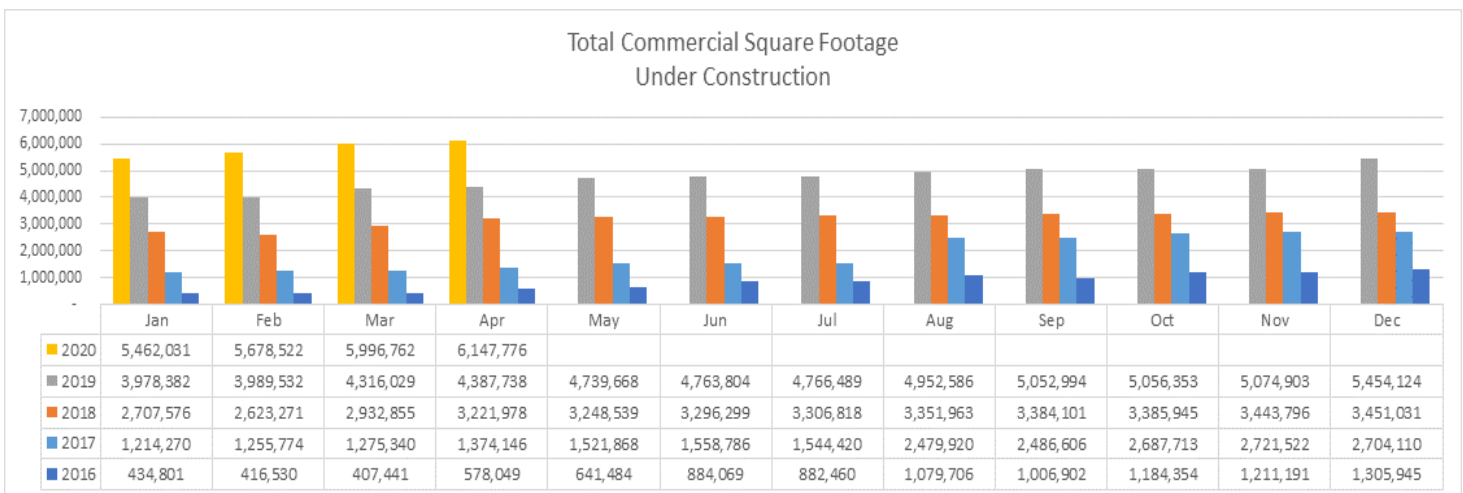
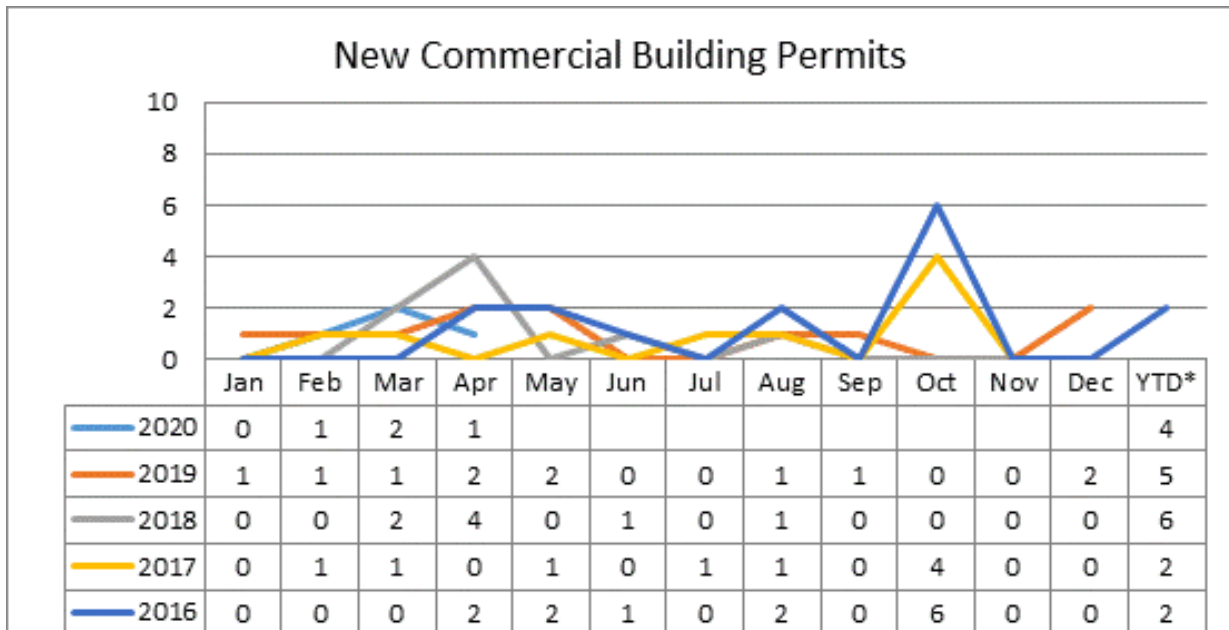
Subdivision Summary

Subdivision	Total lots	Built lots	Available lots
Courtyard at New Albany	105	33	72
Nottingham Trace	240	24	216
NACC 28 (Ebrington)	66	24	42
NACC 29 (Oxford)	30	18	12
Millbrook	30	30	0
NACC 22	43	38	5
Hawksmoor	16	10	6
NA Links 13-1	19	18	1
NACC 20-3	23	19	4
NACC 24	28	25	3
NACC 11/11a	102	99	3
NACC 26 (Highgrove Farms)	8	6	2
NACC 5a/c	35	33	2
Balfour Green	2	1	1
Crescent Pond	3	2	1
NACC 14	50	49	1
NACC 15aa	8	7	1
NACC 15e	23	22	1
NACC 18 (Edgemont)	3	2	1
NACC 25-2 (Highgrove)	9	8	1
NACC 27 (Straits Farm)	51	50	1
NACC 6	115	114	1
The Grange	2	1	1

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

COMMERCIAL BUILDING STATISTICS

APRIL 2020



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