



Council Minutes – Regular Meeting

December 5, 2023

CALL TO ORDER:

Mayor Spalding called to order the New Albany City Council Meeting of December 5, 2023 at 6:30 p.m. at the New Albany Village Hall, 99 West Main Street, New Albany, Ohio. Staff attending were City Manager Joseph Stefanov, Law Director Benjamin Albrecht, Finance Director Bethany Staats, Deputy Finance Director Morgan Joeright, Administrative Services Director Adrienne Joly, Police Chief Greg Jones, Public Service Director Mike Barker, Development Director Jennifer Chrysler, Planning Manager Steve Mayer, Economic Development Manager Sara Zeigler, Engineering Manager Cara Denney, Economic Development Specialist Alex Klosterman, Clerk of Council Jennifer Mason, and Chief Marketing Officer Josh Poland.

Mayor Spalding led the assemblage in the Pledge of Allegiance.

ROLL CALL:

The following Mayor/Council Members answered Roll Call:

Mayor Sloan Spalding	P
CM Marlene Brisk	P
CM Michael Durik	P
CM Chip Fellows	P
CM Kasey Kist	P
CM Matt Shull	P
CM Andrea Wiltrout	P

ACTION ON MINUTES:

Clerk Mason explained that the long set of draft minutes had been distributed to council and staff that morning and recommended council wait to adopt them until the next meeting. Council agreed to postpone the adoption of the November 21, 2023 minutes to the December 19, 2023 council meeting.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

City Manager Stefanov requested and Mayor Spalding moved to amend the agenda to add an executive session pursuant to Ohio Revised Code 121.22 (G)(1) for discussion regarding appointment, employment, dismissal, promotion, demotion, or compensation of a public official or employee. Council Member Kist seconded and council voted with 7 yes votes to add the executive session.

HEARING OF VISITORS:

Oaths of Office – New Police Officers:

Chief Jones introduced Officer Christafer Suarez. Officer Suarez had been through Columbus’ police academy. He was currently serving on 3rd shift. He graduated from Ohio Northern University and did an internship with the U.S. Marshal Service. Officer Suarez’ parents and girlfriend were present. Mayor Spalding swore in Officer Suarez. His father, Angel Suarez, pinned on his badge.

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Chief Jones introduced Officer Joshua Watson. Officer Watson had also been through Columbus’ police academy in 2014 as a Columbus police officer. He served in the Licking County Sherriff’s Office where he led the Licking County DUI Task Force. Mayor Spalding swore in Officer Watson. Officer Watson’s wife and child were present. His wife, Roxx Ann Watson, pinned on his badge.

Certificate of Commendation to Police Officer Jacob “Jake” Steinbrueck

Chief Jones introduced Officer Jacob Steinbreuck. Mayor Spalding read the attached Certificate of Commendation. Chief Jones described the department’s involvement with the Internet Crimes Against Children (ICAC) task force. Officer Steinbreuck had a passion for protecting families and juveniles. His work got the city involved with the global task force and then federal authorities approached the NAPD about Officer Steinbreuck joining the federal task force. He had expertise they didn’t have locally. Mayor Spalding presented the certificate to Officer Steinbreuck.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION: Council Member Wiltout reported that the Haines Crossing application had been tabled to the next PC meeting. Some residents spoke about Haines Creek during the open comment period. Mr. Topolosky expressed concerns with the Nottingham Trace subdivision, including the community center’s lack of capacity, needed crosswalks, and a needed defibrillator by the pickleball courts. Mr. Davies spoke about a roundabout at Central College/Kitzmilller/US 62. Mr. Lynd talked about the need for improvements at the Walnut Street and Bevelhymer Road intersection. The PC approved a relocation of Cornerstone Academy. Cornerstone had moved into a temporary building and elected to stay there. The PC approved the Walton Farms proposed C-1 zoning district on 3 lots on Bevelhymer Road on a vote of 3-2. Residents expressed concern about traffic and heavy usage, especially for the proposed swim school. Council Member Wiltout expected residents to address council on this matter. The PC approved the addition of 86 units to Nottingham Trace, the final plats for that development.

Council Member Fellows asked and City Manager Stefanov anticipated the Walton Farms rezoning legislation to come to council at next council meeting or the first meeting in January.

PARKS AND TRAILS ADVISORY BOARD: No meeting.

ARCHITECTURAL REVIEW BOARD: No meeting

BOARD OF ZONING APPEALS: Council Member Shull reported the ARB approved 2 variances to exceed the lot coverage and setbacks requirements on 2 properties on Horizon Court. The variances requested were minor.

SUSTAINABILITY ADVISORY BOARD: No meeting.

IDEA IMPLEMENTATION PANEL: No meeting.

CEMETERY RESTORATION ADVISORY BOARD: No meeting.

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PUBLIC RECORDS COMMISSION: No meeting.

CORRESPONDENCE AND COMMUNICATION:

NONE

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

ORDINANCE O-102-2023

Mayor Spalding read by title AN ORDINANCE TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF NEW ALBANY, STATE OF OHIO, DURING THE FISCAL YEAR ENDING DECEMBER 31, 2024.

Finance Director Bethany Staats described the legislative process of the first reading of the ordinance, the budget workshop, and the budget discussion at the last council meeting. Appropriations had been amended to include the changes discussed with council. She referenced the attached handout with details of the amendments. Primary adjustments were: moving a new personnel position into Finance and reducing the temporary staffing fees, increasing the Windsor TIF Capital fund after moving some capital projects related to that fund from 2025 to 2024, changes to Capital funds due to projects moving around to make sure funding was available for each, and removing the Bond Improvements fund appropriations as discussed.

Mayor Spalding asked about the transfer to repay an advance from General fund – when was the advance made? Director Staats answered that the appropriation and approval of the advance happened at the mid-year appropriation adjustment. Staff anticipated needing the advance for a Limited Notice to Proceed.

Director Staats described updates to the General fund. The Capital Equipment list didn't change - she updated the description for the Flock Safety license plate readers. There were updated capital projects lists. Consolidated funds showed all of the remaining updates.

Council Member Shull noted that the balance in the Capital Improvement fund in 2025 was reduced from what council normally saw. He asked if that was because of the new Village Center Capital Improvements fund. Director Staats answered that the decreased balance was the result of moving some of the projects previously included in later years to 2024 or 2025. The projects would use available cash within the fund ahead of receiving the full year of income tax receipts in 2025. Council was creating the Village Center Capital Improvements fund as discussed, which would receive a portion of income tax. For 2024, the project that was planned for the Village Center Capital Improvements fund was utilizing most of that source. If one looked at the Capital Improvement fund in the funds section in the budget, the city generally had been using about \$10 million to \$11 million out of that fund, which was consistent with the amounts included in the middle of the updated Capital Improvements listing within the document where the projects were broken down by funding. In 2023, the city was using closer to \$15 million. There were still significant projects. The city also accounted for some grants that were related to general capital within the Capital Improvement fund. So, there would be some matching funds within that appropriation, but then it dropped off in 2027. The lower cash balance was primarily due the amount of capital projects in the fund. The revenue and other fund activity was directly pulling from the Capital fund in the fund section to calculated

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the remaining balances at the end of each year in the fund as shown on the capital project listing. The Capital Improvement fund included increases from income tax and expenses for the projects as listed.

Mayor Spalding moved to amend Ordinance O-102-2023 to include the summary of changes described by Finance Director Bethany Staats. Council Member Fellows seconded and council voted with 7 yes votes to approve the motion. Motion passed.

Director Staats stated that the updated appropriation ordinance in council’s electronic packets included all of the summarized adjustments.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Council Member Wiltrout moved to adopt the ordinance. Council Member Kist seconded and council voted with 7 yes votes to approve Ordinance O-102-2023.

INTRODUCTION AND FIRST READING OF ORDINANCES:

ORDINANCE O-106-2023

Mayor Spalding read by title AN ORDINANCE TO ACCEPT THE EXPEDITED TYPE 1 ANNEXATION OF 9.9+/- ACRES FROM PLAIN TOWNSHIP, FRANKLIN COUNTY TO THE CITY OF NEW ALBANY.

City Manager Stefanov stated this property was a “missing tooth” not previously annexed to the City of New Albany. The land was covered by an existing annexation agreement with Plain Township. Since the property was in Franklin County, there was no need for a road maintenance agreement. New Albany already had maintenance responsibility for Johnstown and Thompson roads due to previous annexations. This was an Expedited Type 1 annexation petition. The Franklin County Commissioners approved the annexation petition on September 26, 2023. The 60-day waiting period has been met.

Mayor Spalding asked and City Manager Stefanov answered that he didn’t believe they planned to demolish any buildings and planned to use the site as is, but he would confirm that before the second reading.

Council Member Fellows asked and City Manager Stefanov confirmed that Oakland Nursery was on that site.

Mayor Spalding set the ordinance for second reading at the December 19, 2023 council meeting.

ORDINANCE O-107-2023

Mayor Spalding read by title AN ORDINANCE TO AMEND APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF NEW ALBANY, STATE OF OHIO, DURING THE FISCAL YEAR ENDING DECEMBER 31, 2023.

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Finance Director Bethany Staats stated that she had included a summary of adjustments in the Legislative Report. This legislation amended the 2023 appropriations. In the General fund, adjustments were primarily related to bank and RITA fees due to increase revenues and cash balances. Within the special revenue funds, adjustments were primarily related to the TIF funds - adjusting for the property tax, auditor and treasurer fees, and revenue sharing in relation to those funds. In the capital projects funds, there was an addition in the Water and Sewer Fund related to Ganton Parkway - part of an OWDA project that would be reimbursed through loan reimbursements, which she believed would close it out. In the Oak Grove II Infrastructure fund, there was an increase for RITA fees. There was also a summary of appropriation amendments in the packet which showed the original appropriations in those categories. In 2023, appropriations adjustments only happened at mid-year and year-end.

As part of this legislation, there were sections to ensure compliance with budgetary requirements for the city's audit. Section 2 allowed staff to transfer appropriations between lines within a fund, but not between funds. Section 3 was the \$100,000 contingency appropriation should something come up between the approval of this legislation on December 19 and the end of 2023. Staff had not had to use this measure in the past. Section 4 allowed for an adjustment of appropriations to reach a required zero balance for funds like EOZ funds, the hotel tax, and a few TIF funds. Section 5 authorized a reduction in appropriations to ensure compliance with actual resources rather than estimated resources. Staff would continue to review 2023 appropriations and bring any further amendments to the December 19 meeting.

Mayor Spalding appreciated staff's efforts to reduce the number of budgetary reallocations during the year.

Mayor Spalding set the ordinance for second reading at the December 19, 2023 council meeting.

ORDINANCE O-108-2023

Mayor Spalding read by title AN ORDINANCE TO AMEND CHAPTER 181 "INCOME TAX" OF THE CITY OF NEW ALBANY, OHIO'S CODIFIED ORDINANCES AS REQUESTED BY THE CITY OF NEW ALBANY AND DECLARING AN EMERGENCY.

Finance Director Bethany Staats stated that Ohio House Bill 33, adopted this year, amended income tax code for municipalities related to requirements for age exemption, net profit allocation, net profit filing extension due date, correspondence, late filing penalty, and municipal net profit state filing opt-in requirements. Those changes were required to be implemented into the city's tax code by the end of the year. The Regional Income Tax Agency (RITA) prepared model language which was attached as Exhibit A to this legislation. The actual changes to the city code would be attached at the second reading. There was emergency language to waive 30-day referendum period to meet the state's end of year requirement.

Mayor Spalding set the ordinance for second reading at the December 19, 2023 council meeting.

READING AND PUBLIC HEARING OF RESOLUTIONS:

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RESOLUTION R-53-2023

Mayor Spalding read by title A RESOLUTION AUTHORIZING THE ADOPTION OF THE 2023/2024 FRANKLIN COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN UPDATE.

Planner 2 Anna van der Zwaag stated that, per the Disaster Mitigation Act of 2000, the Federal Emergency Management Agency (FEMA) required counties in Ohio and their municipalities to develop or update a Hazard Mitigation Plan every 5 years to remain eligible for certain types of pre- and post-disaster mitigation funding. Franklin County Emergency Management and Homeland Security was leading an update of the Franklin County’s Hazard Mitigation Plan for the county and its jurisdictions, including New Albany. This county-wide hazard mitigation plan contemplated a variety of potential hazards that could affect some or all of New Albany’s residents and allowed New Albany to remain eligible for mitigation funding from FEMA.

The goal of this plan was to identify projects that could reduce the physical, financial, and emotional losses caused by natural and non-natural hazards, including flooding, severe winter and summer storms, tornados, and more. The plan included a risk assessment and a hazard mitigation strategy for the county and an annex specific section for New Albany. The study focused on existing buildings and potential future development, infrastructure, and critical facilities that might be impacted by a hazard event. Critical facilities included essential facilities, transportation systems, lifeline utility systems, high-potential loss facilities, and hazardous material facilities. Hazard mitigation broke the expensive cycle of repetitive damage and reconstruction costs by taking a long-term view of rebuilding and recovering from disasters. This Hazard Mitigation Plan Update included actions that the city was already taking to minimize damage from future hazards.

Mitigation actions could generally be categorized as one of the following types of projects: (1) local plans and regulations, (2) structure and infrastructure projects, (3) natural systems protection, or (4) education and awareness programs. Planner van der Zwaag gave examples of how the city was already implementing or could implement each category. The plan was available to the public for a 30-day comment period in the summer of 2023. Participation in the Franklin County Multi-Jurisdictional Hazard Mitigation Plan Update satisfied FEMA requirements for New Albany to remain eligible.

This plan was still in draft form. FEMA advised their jurisdictions to adopt the draft plan so there would be no lapse in coverage. The current plan was set to expire on December 28, 2023. Changes to the plan could occur at the state level, but those would be minimal and the city would not be required to re-adopt another version.

City Manager Stefanov asked and Planner Anna van der Zwaag replied that the plan had to go to the state emergency management agency for review before the county would adopt it. The state’s first iteration of reviews was complete, they anticipated a few minor changes, and then they would give it an “approved, pending adoption” status. Once all municipalities and the county as a whole had approved the plan, it would be official.

City Manager Stefanov acknowledged Planner van der Zwaag’s significant work and time invested in this project.

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Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Council Member Wiltrout moved to adopt the resolution. Council Member Durik seconded and council voted with 7 yes votes to approve Resolution R-53-2023.

RESOLUTION R-54-2023

Mayor Spalding read by title A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE SECOND AMENDMENT TO THE 2014 LEASE AGREEMENT AND 2023 AMENDED OPERATING AGREEMENT WITH HEALTHY NEW ALBANY.

City Manager Joseph Stefanov described the beginnings of the city’s relationship with Healthy New Albany (HNA) and the construction of the Heit Center. HNA’s purpose was to outfit the community space and to offer community programming. Council expressed interest in doing senior health and wellbeing programming, which HNA did for several years. Council wanted to expand the program due to the expanding senior population and the city took over that programming. The senior programming grew and now needed more space, more often.

HNA, a 501(C)(3) organization, had been struggling with their revenue stream. Their sponsorship from The Ohio State University (OSU) was down and HNA Walking Classic revenues were down over the last few years. This legislation contained an agreement that would modify the HNA lease, give the city greater use of the space, and, in exchange, provided HNA with a 3-year “rent holiday” on the common area maintenance (CAM) charges from January 2024 to December of 2026. The value was ~\$150,000 over 3 years.

Council Member Fellows asked and City Manager Stefanov concurred that basis for this agreement was that the city needed more space. The city originally used the gathering space by the fireplace. HNA had primary use of the rest of the space including the kitchen, the classroom, and the front meeting room. The new lease would allow the city greater flexibility to use all of those spaces and also expanded the city’s access more regularly, including different times of the day, evening, week, or weekends. The city’s use included functions beyond senior programming. The city was compensating HNA for use of space, in addition to the city supporting senior programming. In exchange for this new agreement, the city would no longer be paying a fee for the space. There would still be a fee for programming software and those kinds of things. This was a streamlined approach to the city’s use of the space and would help HNA stabilize its financial situation.

Mayor Spalding noted it had been a while since HNA had shared its budget. Over the last several years, the city had allowed HNA to charge rent and keep the proceeds. Did the city know how much revenue HNA generated? City Manager Stefanov responded that he could get updated information at the HNA board meeting the next day. Mayor Spalding asked and City Manager Stefanov confirmed that HNA could still charge rent to third parties, only the city wouldn’t pay.

Mayor Spalding asked and Administrative Services Director Adrienne Joly answered that, for Senior Connections, it was written that HNA would provide set-up and tear-down services. A general city event

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wasn't addressed. The operating agreement provided that HNA and the city would meet on a triannual basis to look at the upcoming 4 months and review the schedule, creating an opportunity for more collaboration. The city had guaranteed pre-set times and dates in the operating agreement and there was the ability to work with HNA as the city anticipated its future needs.

Mayor Spalding asked and City Manager Stefanov replied that a janitorial crew cleaned the entire building. The CAM charge allocated the cost to all tenants based on their square footage. With this lease modification, the city would pick it up the HNA's pro-rated share of the janitorial cost.

Council Member Brisk asked about cleaning chairs before them putting away and whether there was any clarification for those kinds of upkeep responsibilities. The CAM was for the building, not the folding chairs. Director Joly answered they hadn't yet had those kinds of detailed discussions. Council Member Brisk wanted to make sure that type of cleaning was dealt with as part of set-up and tear-down.

Council Member Shull asked how the 3-year term was determined. City Manager Stefanov answered that HNA had been discussing a 3-year plan to bring on more experts, grow revenue their stream, and increase marketing and fundraising. They were looking for sponsors and ways to increase race revenues. HNA revenues primarily came from OSU, the Walking Classic, and community rentals. During COVID, those revenues dropped off. OSU sponsorship had already been trending down. HNA was trying to reestablish funding streams or reassess in the 3-year time period. During the 3 years, the city would pay no rental charges.

Council Member Brisk asked and City Manager Stefanov answered that the city would receive priority use on specific dates or times of the month. HNA couldn't program on those dates and times. Director Joly concurred and added that the agreement referenced different areas in the building. For example, on Thursdays, the city reserved the entire for floor for a set period of time. There had been meetings with the HNA staff to make sure everyone knew that they couldn't schedule at all during that time. The triannual meeting was for adjustments as needed - make it more collaborative. The Heit Center's outdoor space was included in the operating agreement.

City Manager Stefanov stated the former lease and agreement were set up for the space to be "turnkey" for the city. The city didn't have significant involvement in the space and had very minimal programming. Now, with changing circumstances and the growth of Senior Connections, it made sense to restructure the operating agreement and lease. Council Member Brisk agreed the city needed the space more.

Council Member Brisk asked and City Manager Stefanov confirmed that the entire building, excepting the gym, was real estate tax-free. This agreement would not alter that status.

Council Member Kist wanted to make it clear this was a 3-year runway and not an indefinite condition. City Manager Stefanov responded that that was written into the lease.

Council Member Brisk asked if the agreement should be annual, year-to-year.

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Council Member Shull understood the \$150,000 value was built into the new personnel they wanted to hire. It sounded like, based on their goals, the 3-year term was reflective of their plan.

Council Member Durik stated that he sat on the HNA board and would recuse himself from voting. He didn't know what information he was allowed share. Law Director Albrecht stated, to the extent Council Member Durik was comfortable sharing publicly available information, he could. Law Director Albrecht advised, if Council Member Durik was going to recuse himself from voting, he should probably recuse himself from any discussion leading up to the vote. Council Member Durik didn't want to create a conflict. There was a board meeting the next day to evaluate the current situation, future planning, and strategy. It was known that revenues from races and other activities were down overall. That impacted HNA's financial structure.

Mayor Spalding understood HNA wanting a multi-year runway from a planning standpoint. He didn't know why 3-year was the number. Council Member Durik did not think there would be an easy 1-year fix. He did not know how many years it would take.

Council Member Brisk stated she was not in favor of the 3-year commitment. She didn't know why the city had to commit for 3 years. The city could say they would reassess each year. If it was helping HNA and not hurting the city, she believed the city would renew the agreement. She wanted to be able to reevaluate how it was going.

Council Member Kist asked and City Manager Stefanov responded that the resolution could be tabled to the next meeting, but that HNA would like to have an agreement by January 1. Council Member Kist wanted to hear more about HNA's planning meeting and have someone from HNA come to the next meeting and talk to council. Council Member Wiltout and Council Member Brisk agreed.

Council Member Kist moved to table the resolution to the December 19 council meeting. Council Member Wiltout seconded. Council Member Durik recused himself. Council voted with 6 yes votes and 1 recusal (Durik) to table Resolution R-54-2023. The resolution was tabled to the December 19, 2023 council meeting.

RESOLUTION R-55-2023

Mayor Spalding read by title A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A THIRD AMENDMENT TO THE LEASE AGREEMENT WITH NATIONWIDE CHILDREN'S HOSPITAL.

City Manager Joseph Stefanov stated that The Ohio State University (OSU) and Nationwide Children's Hospital (NCH) agreed to swap some clinical space on the second floor of the Heit Center. OSU reduced their presence when they adjusted their space usage from musculoskeletal to a mental health practice. NCH wanted to increase their footprint by the ~1,700 square feet OSU was vacating, so they picked up OSU's space. Law Director Albrecht and City Manager Stefanov discussed and opted to bring this matter to council because of a new early termination provision that would allow the city to buy out NCH's lease in the event the city would need that space in the future.

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Council Member Brisk stated the early termination provision was a win. That building could be an asset to the city. It would be nice to be able take it back, and the city had no ability to do that without the amendment. Mayor Spalding noted that it benefitted both sides.

Council Member Wilttrout asked if the early termination went both ways and what happened if the city terminated the lease early. Law Director Albrecht responded that the early termination provision was only for NCH. The city couldn't kick NCH out, but if NCH want to reduce their footprint or leave early, they could buy their way out.

Council Member Brisk thought the early termination would be reciprocal. Law Director Albrecht responded that the city did not have the right to tell them to leave while the lease was in effect.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Council Member Fellows moved to adopt the resolution. Council Member Kist seconded and council voted with 6 yes votes and 1 no vote (Brisk) to approve Resolution R-55-2023. The resolution was adopted.

REPORTS OF STANDING COMMITTEES:

- A. Safety Committee: No report.
- B. Public Utilities: No report.
- C. Service and Public Facilities Committee: No report.
- D. Planning and Economic Development Committee: No report.
- E. Administration Committee: No report.
- F. Hotel/Motel Bed Tax Grant Committee: No report.

REPORTS OF REPRESENTATIVES:

- A. Council Representative to MORPC: City Manager Stefanov reported that MORPC talked about its contributions to the proposed 3C rail program. The federal government was considering that project. There was no mention of the Pittsburg to Detroit connection. MORPC talked about the Rapid 5 program and went through its values statement and transportation plans. Mayor Spalding reported that MORPC highlighted their growing engagement with Licking County, more municipalities were joining. They further highlighted the return on investment for MORPC members. Mayor Spalding observed they were a great partner.

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- B. Council Representative to Joint Parks and Recreation: Council Member Shull reported that the JPD contracted with Buckeye Innovative to update their website. JPD renewed their contract with Yard Solutions. They were able to roll back their current bond sooner than expected. Council and staff discussed the bond refinancing that the city assisted with.
- C. Council Representative to New Albany-Plain Local Schools: No meeting.
- D. Council Representative to Plain Township: Mayor Spalding and Council Member Durik reported that the fire department was giving their strategic plan update the next day, followed by the normal township meeting.

REPORTS OF CITY OFFICIALS:

- A. Mayor: Council Members discussed the Columbus Metropolitan Library New Albany branch’s event to celebrate 20 years in New Albany. Mayor Spalding talked about Rabbi Kaltmann’s week of Chanukah festivities starting with the community celebration that Thursday at Bevelhymer Park. Council members were invited to attend.
- B. Clerk of Council: Clerk Mason reminded council to RSVP either way to the Senior Connections Holiday Lunch on December 15 at the New Albany Country Club.
- C. Finance Director: Finance Director Bethany Staats reported that the city recently received a bond payment from the Joint Parks District - they had 1 more year to go. Director Staats reviewed the October report. Revenue and expenses were up. The primary expense was personnel, as expected. Withholding was steady. The net profits and individual income tax were more volatile, but tended to be positive. She pointed out the funds summary and investment information. The STAR Ohio rate was 5.72%, the 2-year treasury bond was 4.92%, and the city had been able to take advantage of both.
- D. City Manager: No report.
- E. City Attorney: No report.

POLL FOR PUBLIC COMMENT:

NONE

POLL FOR COUNCIL COMMENT:

Council Member Fellows presented the attached slides regarding the proposed Thrive Communities that passed thru the Rocky Fork Blacklick Accord (RFBA). The address was 7745 Walton Parkway, just to the west of Water’s Edge building and east of the old State Farm building, on a 10-acre site. The proposal was for 408 apartment units just outside the New Albany’s corporate boundaries in the City of Columbus. The school district was City of Columbus, not New Albany schools. The proposed density a 40 to 1 units per acre ratio. All parking was open air with 400+ parking spots surrounding the development. There were no

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edge lines or transitions to the abutting properties. There was no greenspace or parkland. These were 4-story walkups, no elevators, resulting in questions about accessibility. This deviated from RFBA density standards at 40-1. The development did not meet the original form of development as part of the original Rocky Fork Blacklick Accord document. There was no mixed-use retail, commercial, no street network. It was a massive parking lot with large scale, high density apartment buildings. As proposed, it did not adequately address traffic congestion, management, or infrastructure needs in the area.

Council Member Brisk understood that the proposal was for 1 parking space per unit, regardless of the number of bedrooms. Council Member Wiltout asked and Council Member Fellows answered that there were 408 units and 80% would be 1-bedroom apartments.

Council Member Fellows said, “Does the master plan community that we - the city, townships, the schools, NACO, other important stakeholders, developers, along with our residents and local businesses - does the master planned community that we worked so hard to develop stop at the New Albany border? Or should it stop at the New Albany border?” He stated it was vital to work towards purposeful and near seamless transitions at all of the city’s borders that closely aligned to the city’s strategic plan and well-established New Albany development standards, including density, accessibility, green space, parkland, connectivity, aesthetics, character, architecture, and infrastructure. Maintaining these standards would impact and improve the overall quality of life for residents, workers, businesses, and visitors in New Albany and neighboring communities. He recalled the Sugar Run-related discussions about these standards. There was no doubt where residents stood. Council worked diligently to make improvements to the hamlet to enhance the quality of life in the community.

The proposed Thrive community was not in New Albany, but was on its western border in the City of Columbus. Council Member Fellows stated council and the city needed to find ways to partner with the land owner to incorporate New Albany development standards for a planned transition between the cities. The current plan did not align with the New Albany’s standards or the original intent of the Rocky Fork Blacklick Accord. As New Albany grew and transformed into the Silicon Heartland, it was extremely important, now more than ever, to have strong partnerships with land owners and developers to maintain a world class community. These partnerships must be built and maintained through trust with the agreement that what happened on both sides of New Albany’s border mattered to the overall quality of life and successes of New Albany and the local area. He encouraged The New Albany Company (NACO) and any other landowners and developers to partner with New Albany to create a development at 7745 Walton Parkway that more closely aligned with New Albany’s well-established standards and made New Albany one of the best cities to live, raise a family, work, and do business in the United States.

Council Member Durik said he couldn’t agree more in terms of what the city was facing and how the city should have some input and involvement in it. This was the first time he’d seen the concept drawing. He saw 400 units with 1 entrance/exit onto a 2-lane road. He expressed concern about the large lot to the north of the Thrive community and the empty property to the left of it. Council Member Fellows believed Ohio Health owned the lot. He was not sure who owned the old State Farm building. The proposed Hamlet at Sugar Run was to the northeast. Council Member Durik stated these were 2 more properties that could be as dense or denser than the Thrive proposal. He didn’t know what impact that would have on roads and

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infrastructure, entrance ramps onto SR 161 or traffic going east on SR 605. It was going to be incredibly difficult, a mess. Clearly, whoever sold the land knew what the developer was going to do with it. Council Member Durik didn't know what the city's options or alternatives were. He understood it was in the City of Columbus and on New Albany's border.

Council Member Kist asked if the proposal would go to the City of Columbus Planning Commission next. Council discussed what Columbus' entitlement process might look like. They could show up at public hearings.

Council Member Fellows said he had spoken to Plain Township trustees and they were also concerned. They recommended that New Albany city council members and township trustees try meeting with City of Columbus representatives - something New Albany should probably start doing more of with all of their neighboring communities as New Albany's growth was turbo charged from everything happening here, to make sure everything was in alignment and standards were held.

Council Member Durik asked and Council Member Fellows answered that the original RFBA documents didn't support this density and talked about the types of developments that should occur. Council Member Fellows passed around the RFBA scoring report. They checked off many items that could be disputed. For example, there was no park space. He questioned how the RFBA approved this. Council Member Fellows recalled only 1 RFBA member voted against the project.

Mayor Spalding reminded council of the recorded RFBA meeting where one could see renderings of the proposed project. Plans sometimes changed from the first presentation to the Final Development Plan. Mayor Spalding didn't know the Thrive developer's or the City of Columbus' intentions. He didn't know the financing and noted that loans were harder to get and interest rates were currently high.

Council Member Brisk agreed that council needed to find avenues to voice. She was disgusted by the proposal when she first saw it. It was terrible to have right beside the city.

Council Member Fellows stated that New Albany worked hard to become what we are. Developers had been partners along the way. Those same developers should be able to maintain that same unique partnership for the developments that were just on the other side of New Albany's borders. Congestion, traffic, density, accessibility, connectivity – the city should encourage its partners to work with city to respect what had been created in New Albany.

Council Member Shull stated, generally, there had been that working relationship. This project just lies against everything that we believed that we'd created. He was amazed the land was sold with this intention. It wasn't the city's decision to make. He would assume New Albany would continue with that working relationship – it seemed it didn't happen here.

Council Member Durik hoped in the future more land wasn't sold on the city's border for the same purpose. Council members discussed potential commercial uses for all 3 of those Columbus properties. Council Member Shull observed that specific spot was already in the top 3 worst areas for traffic before this

December 5, 2023

proposed development. New Albany was going to be hearing complaints all the time and it wasn't even in New Albany. The New Albany police department would be getting calls. Who knew what the city services from Columbus would be? One would hope they would be good. Echoing, Council Member Durik, Council Member Shull expressed concern about the property across the street.

Council Member Brisk asked if there was way to find out how to get council's voice heard.

Council Member Kist stated the plan looked like: stick as much on this piece of property as possible. There would be traffic studies. If there were only 400 parking spots and some of the apartments were 2-bedroom, the development was under-parked. Council Member Brisk added that a typical 1 bedroom held 2 people.

Council Member Durik asked if it was possible to pull a fire truck in there.

Council Member Wiltrout asked if city staff could help council find a schedule of when this project would be presented. She would reach out to anyone who could help address her concerns about this project – the Columbus government, the property owners, the developers. The best thing for council to do was to make this project better. Obviously, there was a need for housing in this area. Obviously, there were ways to make these residential projects a good asset for the community. This was not it. If we worked together on art of the possible, council might be able to make its voice heard and make it better.

Council Member Fellows asked if city staff could help orchestrate a meeting with City of Columbus representatives – council to council. City Manager Stefanov responded that staff could reach out. Council Member Fellows added that township trustees would also be interested that discussion. He thought they were pursuing a meeting from their side.

Thanks for Giving 4-Miler – Council Member Kist reported a fantastic day for the Thanks for Giving 4-Miler. They saw record numbers. They wrote the biggest checks ever to their charities. They couldn't do this without support of city - the grant, public service, police officers. It was now all New Albany police officers at the event. Chief Jones was out there every Thanksgiving. Having city staff out there reassured the organizers it would be a top notch, first class event.

Toys for Tots - Chief Jones reported that the family that initiated the Toys for Tots drive moved out of New Albany, so the was the police department's first solo year organizing. There was great turn out. Well over 700 gifts were collected and delivered to warehouse. He appreciated everyone's support. Council recognized resident Dick Fisher as Santa at this and other holiday events.

Rose Run Creek trail restoration + pedestrian bridges

Council Member Kist stated a trail by Rose Run Creek got lost when the city cleaned out underbrush and invasive species. The path was west of the bridge and emerged by Resch Park. Public Service Director Mike Barker's public service team redefined it.



Council Minutes – Regular Meeting

December 5, 2023

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Council Member Shull moved and Council Member Brisk seconded to adjourn the December 5, 2023 regular council meeting at 10:01 pm.

ATTEST:



Jennifer H. Mason, Clerk of Council

 12/19/23

Marlene B. Brisk, President Pro Tem Date

December 5, 2023

Council Member Kist also observed that the bridges on both sides of Harlem Road were being constructed, even in cold and rainy weather, to connect the leisure trails to Taylor Farm park. Council members were happy they were underway.

Council Member Kist asked, now that midblock crossing on Dublin-Granville Road - where the leisure path trail connected coming out of Greensward - was that going to be signalized? Director Barker replied that yes, the city had contracted to install the mid-block crossing. The schedule for installation would be forthcoming. It would be a pedestrian-activated signalized crossing with flashing lights.

Council Member Shull asked and City Manager Stefanov answered that the Dublin-Granville Road crossing would go in before the Harlem Road crossing. The paperwork was still being done for Harlem. Director Barker predicted the Dublin-Granville Road and the Walnut Street crossings would be fully installed and operational within the next 4-6 weeks. Council Member Fellows and Director Barker discussed the location of the Walnut Street Crossing. Director Barker stated there was currently a non-lighted crossing there. The city was enhancing that crossing with the pedestrian-activated system.

Council Member Fellows asked if the city was considering the same pedestrian crossing off of Dean Farm Road over to the Metro Park. Director Barker recalled a nearby Franklin County-installed crossing at Upper Clarenton. Council and staff further discussed the Dean Farm Road intersection, sidewalks, and paths. Director Barker stated the city was looking at expansive pedestrian connectivity with the roundabout at Walnut Street and Bevelhymer Road. His goal was connected leisure trail from Bevelhymer Road over to the Metro Park. If a crossing could be improved, he would see about incorporating it. Council and staff further discussed other pedestrian crossings.

EXECUTIVE SESSION:

Mayor Spalding moved that council go into executive session pursuant to New Albany Charter Section 4.03 (E) for economic development purposes and pursuant to Ohio Revised Code 121.22(G)(1) for discussion regarding appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official. Mayor Spalding stated that council was inviting in Human Resource Officer Lindsay Rasey to the executive session. Council did not anticipate taking action after. Council Member Kist seconded and council voted with 7 yes votes to go into executive session at 8:16 pm.

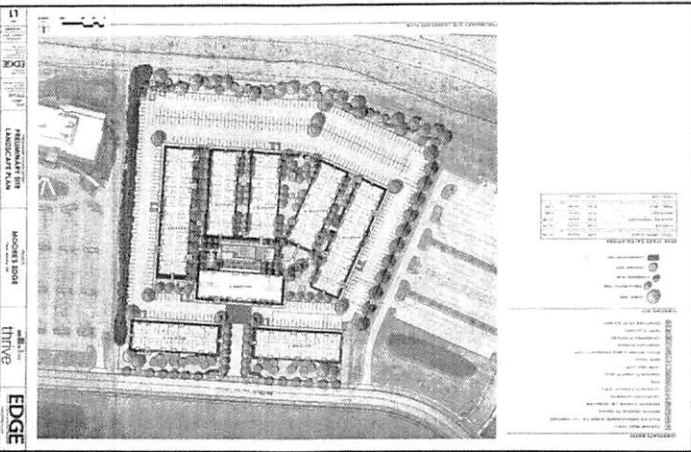
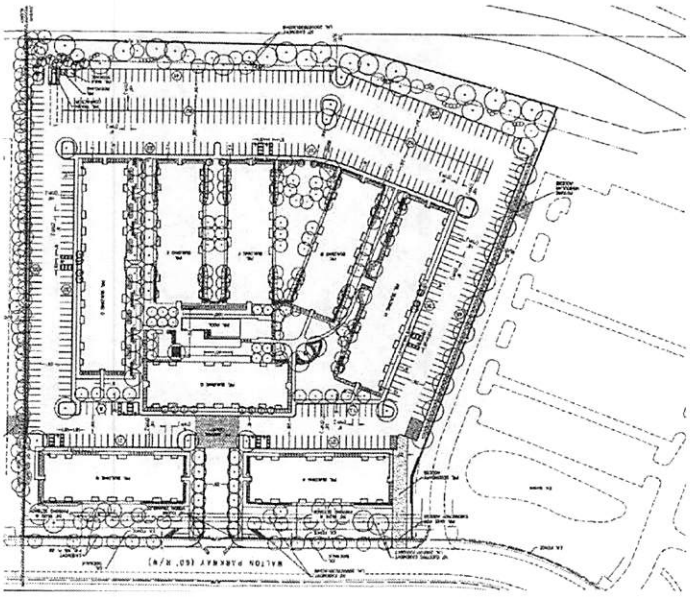
Mayor Spalding moved that council come out of executive session and resume the regular meeting. Council Member Kist seconded and council voted with 7 yes votes come out of executive session and resume the regular meeting. Council resumed the regular meeting at 10:01 pm.

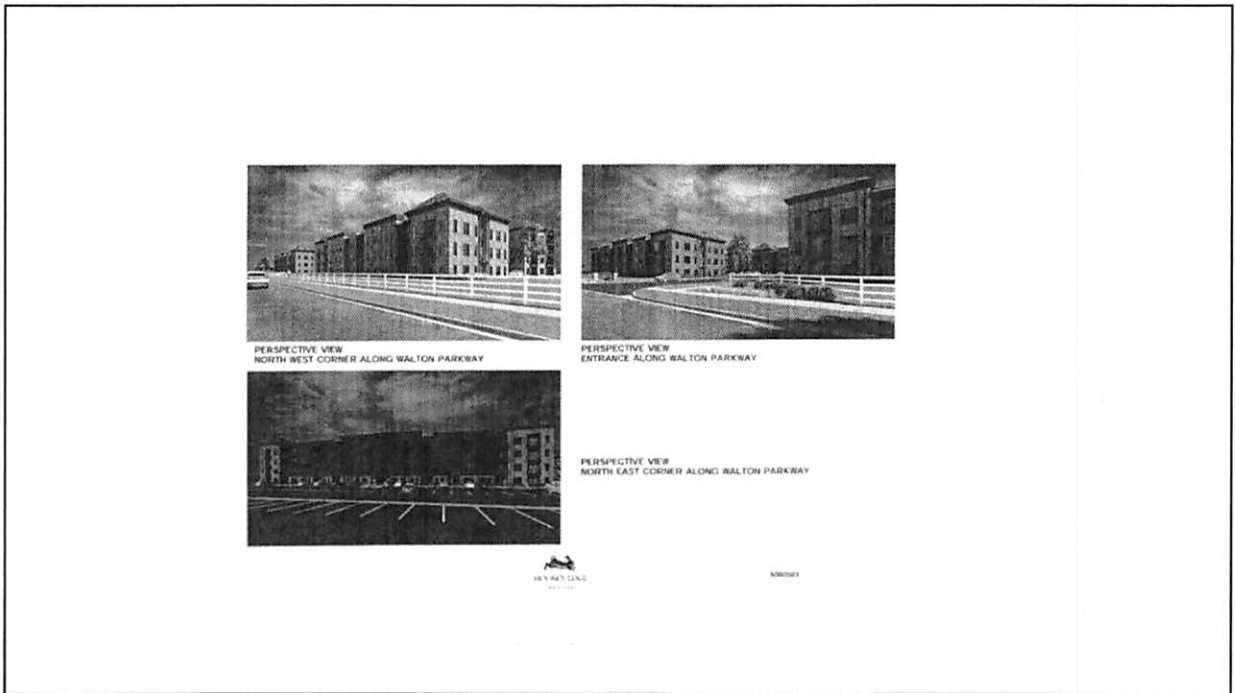
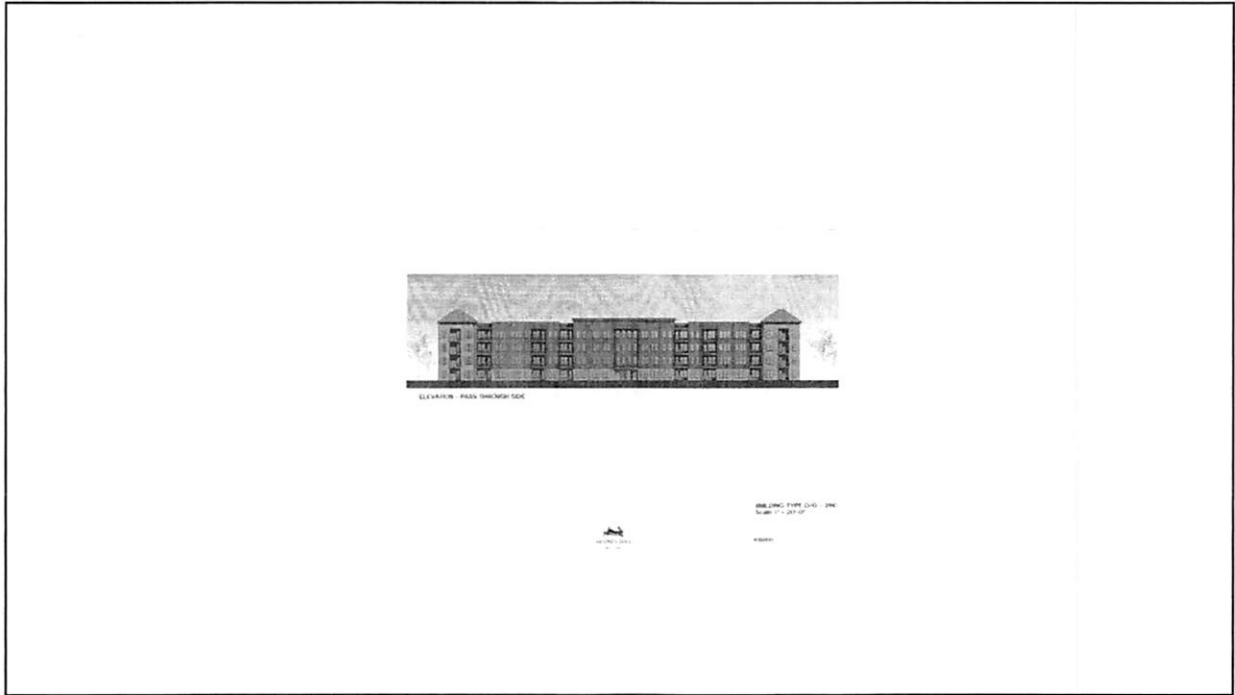
OTHER BUSINESS:

NONE

Thrive Communities
7745 Walton Parkway







Attachment to Dec 5 minutes

City of New Albany
 Summary of Changes - Proposed to Adopted
 O-102-2023 Amendments
 2nd Reading - December 5, 2023

Fund	Department	Category	Amended Amount	Reason for Amendment	Amount of Amendment	Reflected in Budget Draft?
General	Police	Personal Services	8,310,280	Further refined personal services costs using workforce planning software	(131,408)	No
General	Police	Operating and Contractual Services	362,050	Software subscription moved to the Information Technology budget within Administrative Services	(5,000)	Yes
General	Community Development	Personal Services	3,033,313	Further refined personal services costs using workforce planning software	8,543	No
General	Public Service	Personal Services	4,444,981	Further refined personal services costs using workforce planning software	11,308	No
General	Public Service	Operating and Contractual Services	2,390,850	Related to updating maintenance and contract services needs	(15,000)	Yes
General	Land & Building Maintenance	Personal Services	911,505	Further refined personal services costs using workforce planning software	(158,199)	No
General	Land & Building Maintenance	Operating and Contractual Services	2,247,950	Shifted funding from Worthington Road Lift Station (no longer in service) and increased budget for newer facilities including the Jug Street Booster Station, Rose Run, and Taylor Farm	81,000	Yes
General	Council	Personal Services	386,342	Further refined personal services costs using workforce planning software	831	No
General	Administrative Services	Personal Services	2,778,848	Further refined personal services costs using workforce planning software	10,020	No
General	Administrative Services	Operating and Contractual Services	2,907,931	Increase primarily related to software moved from Police & council streaming software and	52,000	No
General	Finance	Personal Services	1,232,849	Further refined personal services costs using workforce planning software in addition to adding new position	163,344	No
General	Finance	Operating and Contractual Services	984,500	Reducing for portion of temporary service fees as a result of adding new position.	(80,000)	No
General	N/A	Transfers & Other Financing Uses	9,406,783	Adjusted transfer to Fund 415 due to adjustments resulting from increasing the inflationary factor used in calculating targeted reserve balance from 2%-3% in 2024.	762,301	Yes
Total General Fund					699,741	

Fund	Department	Category	Amended Amount	Reason for Amendment	Amount of Amendment	Reflected in Budget Draft?
Street Construction, Maintenance & N/A	General	Capital	500,000	Increase related to portion of the 2024 Street Program allocated to fund	200,000	Yes
Local Fiscal Recovery	Administration	Operating and Contractual Services	27,221	Increase related to Investment Management & Banking fees related to significant cash balances	27,221	Yes
Healthy New Albany Facilities	N/A	Transfers & Other Financing Uses	305,965	Adjustment to agree to debt amortization schedule for 2024	(133,360)	Yes
Mayors Court Computer	Administrative Services	Operating and Contractual Services	1,000	General appropriation should costs related to mayors court qualify to utilize funding source	1,000	Yes
Oak Grove EOZ	Community Development	Operating and Contractual Services	4,902,104	Adjustment resulting from Income Tax Projection refinement	443,935	Yes
Central Colleege EOZ	Community Development	Operating and Contractual Services	2,539,796	Adjustment resulting from Income Tax Projection refinement	(349,113)	Yes
Oak Grove II EOZ	Community Development	Operating and Contractual Services	4,317,073	Adjustment resulting from Income Tax Projection refinement	770,004	Yes
Blacklick EOZ	Community Development	Operating and Contractual Services	4,501,216	Adjustment resulting from Income Tax Projection refinement	368,845	Yes
Windsor TIF	N/A	Capital	1,500,000	Adjustment to move Windsor Park upgrades and a portion of the 605 Drop Lane Project from other Capital Funding sources	1,500,000	No
Windsor TIF	N/A	Transfers & Other Financing Uses	721,737	Adjustment to agree to debt amortization schedule for 2024	(4,819)	Yes
Hawksmoor TIF	N/A	Transfers & Other Financing Uses	132,101	Adjustment to agree to debt amortization schedule for 2024	30,000	Yes
Enclave TIF	N/A	Transfers & Other Financing Uses	30,000	Adjustment to reallocate 2018 Rose Run debt payment funding among the responsible residential TIFs in accordance to fund balance availability	(30,000)	Yes
Richmond Square TIF	N/A	Transfers & Other Financing Uses	105,282	Adjustment to reallocate 2018 Rose Run debt payment funding among the responsible residential TIFs in accordance to fund balance availability	(1)	Yes
Ealy Crossing TIF	N/A	Transfers & Other Financing Uses	250,000	Adjustment to reallocate 2018 Rose Run debt payment funding among the responsible residential TIFs in accordance to fund balance availability	(50,000)	Yes
Upper Clarenton TIF	N/A	Transfers & Other Financing Uses	292,100	Adjustment to reallocate 2018 Rose Run debt payment funding among the responsible residential TIFs in accordance to fund balance availability	56,875	Yes
Straits Farm TIF	General Administration	Operating and Contractual Services	366,135	Adjustment to expend full balance toward NACO infrastructure loan.	(9,865)	Yes

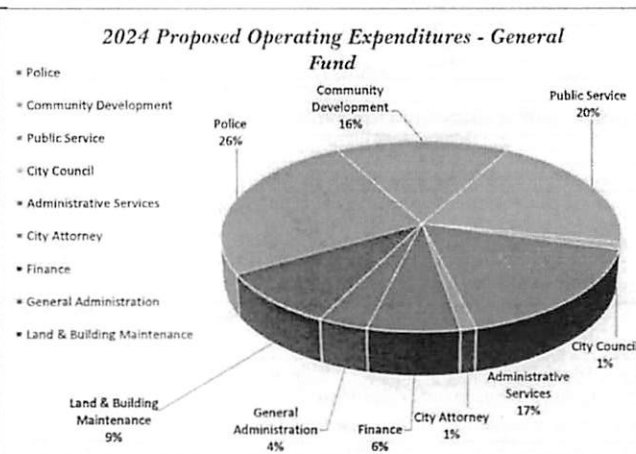
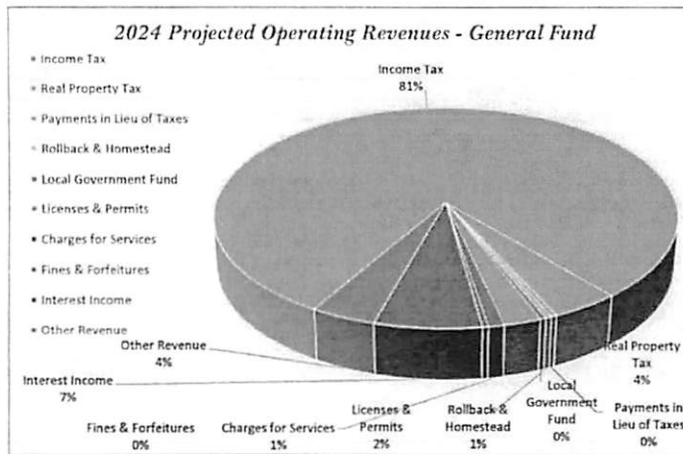
Fund	Department	Category	Amended Amount	Reason for Amendment	Amount of Amendment	Reflected in Budget Draft?
Oxford TIF	N/A	Transfers & Other Financing Uses	90,600	Adjustment to expend full balance toward the continued repayment of remaining portion of the General fund advance made in 2022	23,600	Yes
Schleppi (Residential) TIF	N/A	Transfers & Other Financing Uses	115,150	Adjustment to expend full balance toward the continued repayment of remaining portion of the General fund advance made in 2022	48,674	Yes
Blacklick TIF	N/A	Transfers & Other Financing Uses	195,678	Adjustment to agree to debt amortization schedule for 2024	534	Yes
Village Center TIF	N/A	Transfers & Other Financing Uses	559,500	Adjustment to agree to debt amortization schedule for 2024	139,500	Yes
Village Center II TIF	General Administration	Operating and Contractual Services	437,910	Adjustment to expend full balance toward NACO infrastructure loan.	(49,590)	Yes
<i>Total Special Revenue Funds</i>					<i>2,983,440</i>	
Debt Service	N/A	Debt Service	5,804,037	Adjustment to agree to debt amortization schedule for 2024	1	Yes
<i>Total Debt Service Fund</i>					<i>1</i>	
				Net result of the following:		
				1. Increased Miscellaneous line item to allow for planning/design to re-work of Veteran's Memorial/Village Hall Parking		
				2. Moved Public Service Equipment/Storage Building to 2024		
				3. Moved a portion of 605 Drop Lane project to the Windsor TIF fund		
Capital Improvement	N/A	Capital	10,250,000		750,000	No
Village Center Improvement	N/A	Capital	5,500,000	Create Fund for Village Center Capital Improvement - Funded by 1.5% of Income Tax	5,500,000	Yes
Village Center Improvement	Finance	Operating and Contractual Services	15,000	Income Tax Fee	15,000	No
Park Improvement	N/A	Capital	3,962,000	Move Taylor Farm III Planning/Design and Additional Playground Equipment @ 3 Parks to 2024 (from 2025)	1,362,000	No
Bond Improvement	N/A	Capital	-	Bond issuance and improvements are not planned for 2024	(47,000,000)	No
Bond Improvement	N/A	Transfers & Other Financing Uses	-	Repayment of advance from the General Fund will be repaid in 2023.	(3,037,827)	No
Oak Grove II Infrastructure	N/A	Capital	7,000,000	Increased for Briscoe Parkway Infrastructure project	7,000,000	Yes
Economic Development Capital	N/A	Capital	35,600,000	Adjust for State Infrastructure Grant amounts now expected netted against carry over of appropriations anticipated to lapse	(4,400,000)	Yes
<i>Total Capital Projects Funds</i>					<i>(39,810,827)</i>	
<i>Total All Funds</i>					<i>(36,127,645)</i>	

City of New Albany, Ohio

2024 Annual Budget

Fund Summaries - Operations - General

General Fund										
	2019	2020	2021	2022	2023	2024	2025	2026	2027	
	Actual	Actual	Actual	Actual	Amended	Proposed	Projected	Projected	Projected	
Income Tax	\$ 21,526,836	\$ 21,965,716	\$ 27,390,466	\$ 27,156,356	\$ 30,995,626	\$ 30,851,048	\$ 32,067,570	\$ 37,891,032	\$ 35,925,655	
Real Property Tax	1,203,623	1,251,973	1,338,387	1,442,904	1,542,115	1,619,221	1,651,605	1,684,637	1,718,330	
Payments in Lieu of Taxes	124,954	122,160	120,134	120,832	113,000	125,000	125,000	125,000	125,000	
Rollback & Homestead	125,864	126,563	138,902	140,989	140,600	147,630	150,583	153,594	156,666	
Local Government Fund	56,803	73,637	135,544	117,364	135,000	135,000	133,650	132,314	130,990	
Federal & State Grants	2,531	43,272	-	14,715	6,500	-	-	-	-	
Licenses & Permits	660,603	582,643	861,791	978,189	790,000	877,000	894,540	912,431	930,679	
Charges for Services	242,738	148,189	295,299	341,374	354,100	369,000	372,690	376,417	380,181	
Fines & Forfeitures	110,203	63,204	144,400	112,170	135,000	135,000	136,350	137,714	139,091	
Interest Income	701,751	522,457	253,024	557,041	2,000,000	2,500,000	1,500,000	1,000,000	500,000	
Other Revenue	1,423,006	2,042,728	1,260,621	1,495,030	1,681,200	1,540,200	1,555,602	1,571,158	1,586,870	
Total Operating Revenue	26,178,912	26,942,543	31,938,568	32,476,963	37,893,141	38,299,098	38,587,590	43,984,296	41,593,462	
<i>Operating Revenue Increase/Decrease over PY</i>		2.92%	18.54%	1.69%	16.68%	1.07%	0.75%	13.99%	-5.44%	
Advance In	-	275,000	85,597	629,937	4,216,390	205,750	211,923	218,280	157,173	
Total Other Resources	-	275,000	85,597	629,937	4,216,390	205,750	211,923	218,280	157,173	
Total Revenues	26,178,912	27,217,543	32,024,165	33,106,900	42,109,531	38,504,848	38,799,512	44,202,576	41,750,635	



2024 Other Revenue:	
Hotel Excise Tax	\$ 495,000
Franchise Fees	130,000
Public Utility IT	50,000
Cell Tower Lease	10,000
Property Rental	55,000
Liq/Beer Permits	15,000
Sale of Assets	25,000
Reimbursements	750,000
Other	10,200
Total	\$ 1,540,200

City of New Albany, Ohio

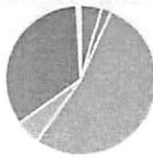
2024 Annual Budget

Fund Summaries - Operations - General

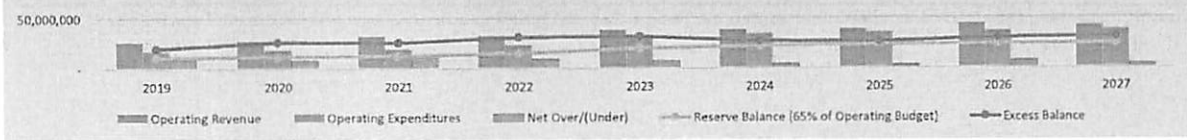
	2019	2020	2021	2022	2023	2024	2025	2026	2027
	Actual	Actual	Actual	Actual	Amended	Proposed	Projected	Projected	Projected
Police	4,562,983	5,042,959	5,514,829	6,374,625	7,882,908	8,672,330	9,251,844	9,600,026	9,894,124
Community Development	3,070,696	3,054,819	2,724,727	3,763,598	5,031,723	5,327,513	5,546,536	5,740,518	5,934,005
Public Service	3,544,372	3,729,020	4,311,491	4,710,396	6,733,991	6,835,831	7,100,237	7,316,746	7,523,672
City Council	542,898	862,254	666,071	278,532	394,173	428,092	440,755	449,042	457,759
Administrative Services	2,196,056	2,327,447	2,425,195	3,570,908	4,960,462	5,686,779	5,858,878	6,007,334	6,147,113
City Attorney	252,976	275,762	215,658	166,872	379,000	385,000	392,700	400,554	408,565
Finance	1,220,430	1,250,923	1,387,894	1,480,722	1,756,535	2,217,349	2,283,777	2,333,183	2,386,763
General Administration	715,663	586,683	682,802	848,477	1,082,517	1,202,217	1,256,512	1,285,593	1,314,119
Land & Building Maintenance	1,024,989	1,471,538	1,293,406	1,766,899	2,227,427	3,159,455	3,254,024	3,333,080	3,408,493
Total Operating Expenditures	17,131,062	18,601,405	19,222,073	22,961,029	30,448,736	33,914,567	35,385,263	36,466,077	37,474,614
<i>Operating Expenditures Increase/Decrease over PY</i>		<i>8.58%</i>	<i>3.34%</i>	<i>19.45%</i>	<i>32.61%</i>	<i>11.38%</i>	<i>4.34%</i>	<i>3.05%</i>	<i>2.77%</i>
<i>Net operating rev over/(under) operating exp</i>	<i>\$ 9,047,850</i>	<i>\$ 8,341,139</i>	<i>\$ 12,716,495</i>	<i>\$ 9,515,934</i>	<i>\$ 7,444,405</i>	<i>\$ 4,384,531</i>	<i>\$ 3,202,327</i>	<i>\$ 7,518,219</i>	<i>\$ 4,118,848</i>
<i>Operating expenditures as a percent of revenues</i>	<i>65.44%</i>	<i>69.04%</i>	<i>60.18%</i>	<i>70.70%</i>	<i>80.35%</i>	<i>88.55%</i>	<i>91.70%</i>	<i>82.91%</i>	<i>90.10%</i>
Land & Buildings	650	20,581	-	-	-	-	-	-	-
Infrastructure	50,000	-	-	-	-	-	-	-	-
Total Capital Expenditures	50,650	20,581	-	-	-	-	-	-	-
Transfer to Debt Service	644,372	646,003	674,091	2,051,926	433,365	434,967	432,518	437,367	434,315
Transfer to Severance Liability	100,000	-	100,000	-	300,000	200,000	200,000	200,000	200,000
Transfer to Capital Improvements	2,500,000	-	8,000,000	-	7,500,000	-	500,000	1,500,000	-
Transfer to Village Center Improvements	-	-	-	-	-	5,000,000	-	-	-
Transfer to Park Improvements	-	-	-	500,000	1,000,000	-	500,000	-	-
Transfer to Infrastructure Replacement	-	-	-	-	-	500,000	500,000	500,000	500,000
Transfer to Capital Equipment Replacement	990,351	1,457,582	1,282,986	1,383,716	3,348,271	3,201,316	1,601,485	1,497,872	2,220,684
Transfer to Water & Sanitary Sewer Improvement	-	750,000	-	-	-	-	-	-	-
Transfer to Hinson Amphitheater	-	-	-	100,000	-	50,000	30,000	20,000	10,000
Transfer to K9 Patrol	-	14,600	14,600	19,000	20,500	20,500	20,705	20,912	21,121
Advances Out	275,000	-	4,000,000	1,592,165	3,037,827	-	-	-	-
Total Transfers/Advances to Other Funds	4,509,723	2,868,185	14,071,677	5,646,807	15,639,963	9,406,783	3,784,707	4,176,151	3,386,120
Total Expenditures	21,691,435	21,490,170	33,293,750	28,607,836	46,088,699	43,321,350	39,169,970	40,642,228	40,860,734
<i>Excess (def) of revenues over expenditures</i>	<i>4,487,477</i>	<i>5,727,373</i>	<i>(1,269,585)</i>	<i>4,499,064</i>	<i>(3,979,168)</i>	<i>(4,816,501)</i>	<i>(370,458)</i>	<i>3,560,348</i>	<i>889,901</i>
Fund balances at beginning of year	14,685,186	19,777,650	26,131,808	25,396,204	30,896,961	31,485,103	26,668,602	26,298,144	29,858,492
Lapsed Encumbrances/Est. Appropriations	604,987	626,785	533,980	1,001,194	4,567,310	-	-	-	-
Fund balances at end of year	\$ 19,777,650	\$ 26,131,808	\$ 25,396,204	\$ 30,896,961	\$ 31,485,103	\$ 26,668,602	\$ 26,298,144	\$ 29,858,492	\$ 30,748,393
<i>Reserve Balance (65% of Operating Budget)</i>	<i>\$ 11,135,191</i>	<i>\$ 12,090,913</i>	<i>\$ 12,494,348</i>	<i>\$ 14,924,669</i>	<i>\$ 19,791,678</i>	<i>\$ 22,044,469</i>	<i>\$ 23,000,421</i>	<i>\$ 23,702,950</i>	<i>\$ 24,358,499</i>
<i>Excess Balance</i>	<i>\$ 8,642,460</i>	<i>\$ 14,040,895</i>	<i>\$ 12,901,856</i>	<i>\$ 15,972,293</i>	<i>\$ 11,693,425</i>	<i>\$ 4,624,134</i>	<i>\$ 3,297,724</i>	<i>\$ 6,155,542</i>	<i>\$ 6,389,894</i>

2024 Proposed Transfers - General Fund

- Transfer to Debt Service
- Transfer to Severance Liability
- Transfer to Village Center Improvements
- Transfer to Infrastructure Replacement
- Transfer to Capital Equipment Replacement
- Transfer to Hinson Amphitheater
- Transfer to K9 Patrol



Operating Revenues, Operating Expenditures, and Net Operating Revenue Over/(Under) Operating Expenditures vs. Fund Balance - General Fund



City of New Albany, Ohio
 2024 Annual Budget Program
 Capital Equipment Replacement

2024 Capital Equipment Purchases													
Item	Dept Name	Acquired	Category	New/Upgrade/ Replacement/		Item	Purchase/Replace		2024	2025	2026	2027	2028
				Lease			Price	Year					
<i>Capital Equipment Replacement Fund:</i>													
1	All	2024	Computer	Replacement		City-wide Intranet	\$ 58,000	2029	\$ 11,948	\$ 12,676	\$ 13,448	\$ 14,267	\$ 15,135
2	All	2024	Computer	Upgrade		City Website Redesign	75,000	2029	15,450	16,391	17,389	18,448	19,572
3	All	2024	Equipment	Lease		Annual Lease - Copiers	50,000	N/A	-	-	-	-	-
4	Police	2024	Computer	Replacement		Cruiser PC Replacement	8,000	2029	1,648	1,748	1,855	1,968	2,088
5	Police	2024	Computer	New		LEADS Security Requirements Compliance - Multi-Factor Authentication software	25,000	2027	8,583	9,106	9,661	10,249	-
6	Police	2024	Vehicle	Replacement		4 Cruiser Replacements (61, 63, 65 & 66) (including upfitting)	353,800	2027	121,471	128,869	136,717	145,043	-
7	Police	2024	Vehicle	New		3 New Cruisers (including upfitting)	321,600	2027	110,416	117,140	124,274	131,842	-
8	Police	2024	Vehicle	Replacement		Under Cover Vehicle (2002 Camry)	20,000	2034	2,060	2,185	2,319	2,460	2,610
9	Police	2024	Vehicle	Replacement		Box Trailer (2005)	20,000	2034	2,060	2,185	2,319	2,460	2,610
10	Police	2024	Equipment	Replacement		Intoxilyzer Machine	15,000	2034	1,545	1,639	1,739	1,845	1,957
11	Police	2024	Equipment	Replacement		Tasers & Batteries	23,000	2033	2,632	2,793	2,963	3,143	3,334
12	Police	2024	Equipment	Replacement		Body Worn Cameras & Cruiser Cameras Flock Safety License Plate Reader and Database (Annual Lease)	90,000	2034	9,270	9,835	10,433	11,069	11,743
13	Police	2024	Equipment	New		Property Room Cameras	24,000	2034	2,472	2,623	2,782	2,952	3,131
14	Police	2024	Equipment	New		Polygraph Machine	7,000	2034	721	765	811	861	913
15	Police	2024	Equipment	New		Drone DJI Matrice	10,000	2034	1,030	1,093	1,159	1,230	1,305
16	Police	2024	Equipment	Replacement		One ton Dump Truck (Replace 113)	6,500	2034	670	710	754	799	848
17	Service	2024	Vehicle	Replacement		F-150 Truck (Replace 114)	175,000	2036	15,021	15,936	16,906	17,936	19,028
18	Service	2024	Vehicle	Replacement		Sewer Vac Truck (Replace 206)	65,000	2036	5,579	5,919	6,279	6,662	7,068
19	Service	2024	Vehicle	Replacement		Kubota UTV & Trailer	825,000	2036	70,813	75,125	79,700	84,534	89,703
20	Service	2024	Vehicle	New		F-150 Truck	47,000	2034	4,841	5,136	5,449	5,780	6,132
21	Service	2024	Vehicle	New		Leaf Machine (Replace 348)	60,000	2036	5,150	5,464	5,796	6,149	6,524
22	Service	2024	Equipment	Replacement		Floor Scrubber (Replace 4023)	175,000	2039	12,017	12,748	13,525	14,349	15,222
23	Service	2024	Equipment	Replacement		2 Diesel & 2 Unleaded fuel pumps	15,000	2039	1,030	1,093	1,159	1,230	1,305
24	Service	2024	Equipment	Replacement		Loader Scale (Replace 332)	140,000	2039	9,613	10,199	10,820	11,479	12,178
25	Service	2024	Equipment	Replacement		Tornado Siren (2 of 4 Necessary) - Others purchased 2023	15,000	2039	1,030	1,093	1,159	1,230	1,305
26	Service	2024	Equipment	New		Retrospectometer	65,000	2039	4,463	4,735	5,024	5,329	5,654
27	Service	2024	Equipment	New		1234YF A/C Machine - Fleet	11,000	2039	755	801	850	902	957
28	Service	2024	Equipment	New		Set-aside for unanticipated equipment costs	15,000	2039	1,030	1,093	1,159	1,230	1,305
27	N/A	2024	N/A	N/A			100,000	N/A	-	-	-	-	-
Total Capital Equipment Replacement Fund							\$ 2,814,900		\$ 423,319	\$ 449,099	\$ 476,449	\$ 505,464	\$ 231,626
Grand Total							\$ 2,814,900		\$ 423,319	\$ 449,099	\$ 476,449	\$ 505,464	\$ 231,626

City of New Albany, Ohio
2024 Annual Budget Program
Capital Equipment Replacement - Updated 10/2023 (Continued)

Capital Equipment Replacement Fund Analysis							
	2022	2023	2024	2025	2026	2027	2028
	Actual	Amended	Proposed	Projected	Projected	Projected	Projected
Capital Equipment Replacement Fund							
EOY Transfer from General Fund	\$ 1,383,716	\$ 3,348,271	\$ 3,201,316	\$ 1,601,485	\$ 1,497,872	\$ 2,220,684	\$ 1,198,518
Other Receipts	104,688	225,000	330,000	339,900	350,097	360,600	371,418
Total Revenue	1,488,404	3,573,271	3,531,316	1,941,385	1,847,969	2,581,284	1,569,936
Total Expenditures	1,054,280	2,833,800	2,814,900	1,802,995	1,752,800	1,558,584	1,749,457
Excess (def) of revenues over expenditures	434,123	739,471	716,416	138,389	95,169	1,022,700	(179,521)
Fund balance at beginning of year	\$ 3,848,486	\$ 4,319,765	\$ 5,209,236	\$ 5,925,652	\$ 6,064,041	\$ 6,159,211	\$ 7,181,910
Lapsed Encumbrances	37,156	150,000	-	-	-	-	-
Fund balance at end of year	<u>\$ 4,319,765</u>	<u>\$ 5,209,236</u>	<u>\$ 5,925,652</u>	<u>\$ 6,064,041</u>	<u>\$ 6,159,211</u>	<u>\$ 7,181,910</u>	<u>\$ 7,002,389</u>

City of New Albany, Ohio
 2024 Annual Budget Program
 Capital Improvements

Category	Project Name / Description	Primary Funding Source	Proposed 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028
Annual Projects:							
1 Roads & Utilities	Annual Street Paving / Maintenance	Capital Improvement	1,500,000	1,500,000	1,800,000	2,000,000	2,300,000
2 Roads & Utilities	Annual Street Paving / Maintenance	Street Construction, Maintenance & Repair	500,000	500,000	500,000	500,000	500,000
3 Roads & Utilities	Traffic Calming Implementation Design & Construction	Capital Improvement	500,000	500,000	500,000	500,000	500,000
4 Bike & Ped Connections	Sidewalk Replacement Program	Capital Improvement	200,000	200,000	50,000	50,000	50,000
5 Bike & Ped Connections	Trail Caps/PTAB Priorities - Trail Extension	Park Improvement	300,000	300,000	300,000	300,000	300,000
6 Bike & Ped Connections	Trail Improvements (Maintenance)	Park Improvement	300,000	300,000	250,000	250,000	250,000
7 Facilities	Facilities Parking/Drive Maintenance	Capital Improvement	200,000	200,000	200,000	200,000	200,000
8 Roads & Utilities	Miscellaneous Soft Costs/Potential Change Orders on PY Projects	Capital Improvement	1,000,000	500,000	500,000	500,000	500,000
Additional Projects:							
9 Roads & Utilities	South Harlem Road Improvements - Construction	Capital Improvement	4,000,000	-	-	-	-
10 Roads & Utilities	SR605 Drop Lane - Design	Capital Improvement	100,000	-	-	-	-
11 Roads & Utilities	SR605 Drop Lane - Construction	Capital Improvement	750,000	-	-	-	-
12 Roads & Utilities	SR605 Drop Lane - Construction	Windsor TIF	750,000	-	-	-	-
13 Roads & Utilities	Bevelhymmer & Walnut Road Roundabout - Design	Capital Improvement	500,000	-	-	-	-
14 Roads & Utilities	Bevelhymmer & Walnut Road Roundabout - Construction	Capital Improvement	-	6,000,000	-	-	-
15 Roads & Utilities	Walnut & 605 Roundabout	Capital Improvement	-	1,000,000	-	-	-
16 Roads & Utilities	EDaptive Traffic Management - Non Business Park	Capital Improvement	-	-	750,000	-	-
17 Roads & Utilities	Jug Street Improvements @ Licking County Line - Concept Design	Capital Improvement	-	500,000	-	-	-
18 Roads & Utilities	Jug Street Improvements @ Licking County Line - Construction	Capital Improvement	-	-	-	-	3,000,000
19 Roads & Utilities	State Infrastructure Grant - Phase 1 - Roads & Utilities	Economic Development	35,600,000	-	-	-	-
20 Roads & Utilities	State Infrastructure Grant - Phase 1 - Utilities - ARPA	Local Fiscal Recovery	41,400,000	-	-	-	-
21 Roads & Utilities	Zarley Street Improvements	Economic Development	-	2,500,000	-	-	-
22 Roads & Utilities	Business Park Gateways	Economic Development	-	-	-	-	1,000,000
23 Roads & Utilities	Kitzmiller/Smith's Mill Rd Intersection Improvements - Concept Design	Economic Development	-	-	-	350,000	-
24 Roads & Utilities	EDaptive Traffic Management - Business Park	Economic Development	-	750,000	-	-	-
25 Roads & Utilities	Historic Village Center Road Network Extension - Design	Village Center Improvement	500,000	-	-	-	-
26 Roads & Utilities	Historic Village Center Road Network Extension - Construction	Village Center Improvement	5,000,000	-	-	-	-
27 Roads & Utilities	Briscoe Parkway Infrastructure	Oak Grove II Infrastructure	7,000,000	-	-	-	-
28 Parks & Open Space	Pickleball (Sound Consultant/Improvements, Restroom Solution)	Park Improvement	600,000	-	-	-	-
29 Parks & Open Space	Pickleball Shade Structure/Enclosure	Park Improvement	-	1,700,000	-	-	-
30 Parks & Open Space	Additional Playground Equipment @ 3 Playgrounds	Park Improvement	362,000	-	-	-	-
31 Parks & Open Space	Windsor (Pocket Park)	Windsor TIF	750,000	-	-	-	-
32 Parks & Open Space	Miller Street Land Acquisition	Park Improvement	250,000	-	-	-	-
33 Parks & Open Space	Taylor Farm - Shade Structure	Park Improvement	250,000	-	-	-	-
34 Parks & Open Space	Taylor Farm - Picnic Shelter	Park Improvement	400,000	-	-	-	-
35 Parks & Open Space	Taylor Farm - Phase III - Farmhouse & Barn Relocation Concept/Feasibility	Park Improvement	1,000,000	-	-	-	-
36 Parks & Open Space	Taylor Farm Improvements - Phase III (Buildings) - Design	Park Improvement	-	-	-	1,000,000	-
37 Parks & Open Space	Taylor Farm Improvements - Phase III (Buildings/Event Center) - Construction	Capital Improvement	-	-	-	-	5,000,000

City of New Albany, Ohio
2024 Annual Budget Program
Capital Improvements

	Category	Project Name / Description	Primary Funding Source	Proposed 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028
38	Parks & Open Space	Tidewater Nature Preserve (Pocket Park)	Park Improvement	-	-	250,000	-	-
39	Parks & Open Space	Kitzmiller Wetland Nature Park - Design	Park Improvement	-	-	-	300,000	-
40	Parks & Open Space	Kitzmiller Wetland Nature Park - Construction	Park Improvement	-	-	-	-	5,000,000
41	Parks & Open Space	Market Square/Library Enhancements	Capital Improvement	-	-	1,000,000	-	-
42	Bike & Ped Connections	Sugar Run Infrastructure (TAPASAG)	Park Improvement	500,000	-	-	-	-
43	Bike & Ped Connections	Sugar Run - Enclave Bridge	Capital Improvement	50,000	-	-	-	-
44	Bike & Ped Connections	SR161 Pedestrian Overpass	Capital Improvement	-	-	10,000,000	-	-
45	Facilities	Police Department Remodel - Design	Capital Improvement	150,000	-	-	-	-
46	Facilities	Police Department Remodel - Construction	Capital Improvement	-	-	1,500,000	-	-
47	Facilities	Public Service - 3 Sided Structure	Capital Improvement	1,300,000	-	-	-	-
48	Facilities	Bus Shelters	Economic Development	-	-	25,000	25,000	-
49	Facilities	Bicycle Hubs	Park Improvement	-	-	25,000	-	-
			Grand Total	\$105,712,000	\$ 16,450,000	\$ 17,650,000	\$ 5,975,000	\$ 18,600,000

City of New Albany, Ohio
 2024 Annual Budget Program
 Capital Improvements

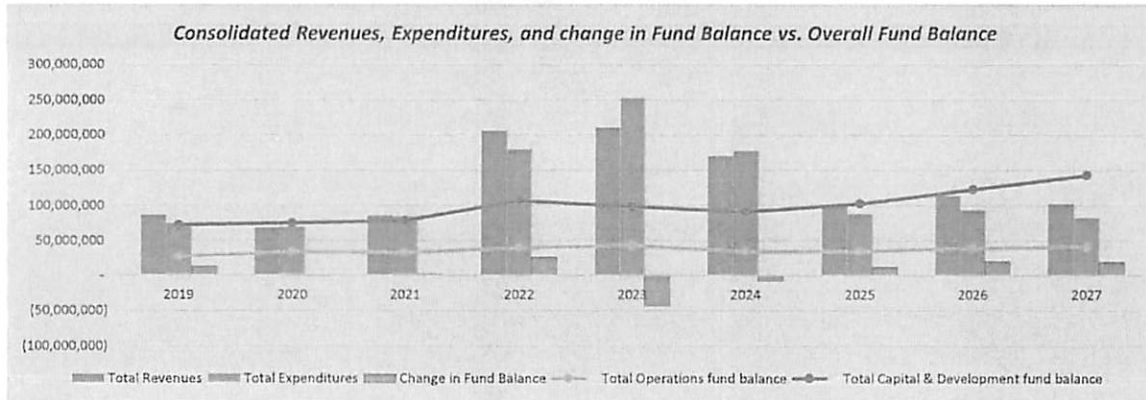
Category Totals		Proposed 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028
Roads & Utilities		99,100,000	13,750,000	4,050,000	3,850,000	7,800,000
Parks & Open Space		3,612,000	1,700,000	1,250,000	1,300,000	10,000,000
Bike & Ped Connections		1,350,000	800,000	10,600,000	600,000	600,000
Facilities		1,650,000	200,000	1,750,000	225,000	200,000
		\$105,712,000	\$ 16,450,000	\$ 17,650,000	\$ 5,975,000	\$ 18,600,000
Primary Funding Source		Proposed 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028
Capital Improvement		10,250,000	10,400,000	16,300,000	3,250,000	11,550,000
Village Center Improvement		5,500,000	-	-	-	-
Street Construction		-	-	-	-	-
Maintenance & Repair		500,000	500,000	500,000	500,000	500,000
Local Fiscal Recovery		41,400,000	-	-	-	-
Park Improvement		3,962,000	2,300,000	825,000	1,850,000	5,550,000
Oak Grove II Infrastructure		7,000,000	-	-	-	-
Windsor TIF		1,500,000	-	-	-	-
Economic Development		35,600,000	3,250,000	25,000	375,000	1,000,000
Water & Sewer		-	-	-	-	-
		\$105,712,000	\$ 16,450,000	\$ 17,650,000	\$ 5,975,000	\$ 18,600,000
Remaining Available Fund Balance - Projected at 12/31		Proposed 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2027
Capital Improvement		2,423,142	413,894	1,116,801	4,129,151	
Village Center Improvement		39,210	598,275	1,258,952	1,882,323	
Street Construction		-	-	-	-	
Maintenance & Repair		417,788	540,938	682,783	848,889	
Local Fiscal Recovery		-	-	-	-	
Park Improvement		135,754	147,470	1,191,684	1,328,483	
Leisure Trail Imp		797,537	818,137	839,355	861,210	
Oak Grove II Infrastructure		1,509,050	4,863,556	8,617,895	12,269,965	
Windsor TIF		777,680	3,094,751	5,443,134	7,833,492	
Oak Grove II TIF		5,738,929	7,434,652	9,147,381	10,877,188	
Blacklick TIF		4,517,811	5,780,863	7,020,519	8,238,103	
Economic Development		8,588,500	10,133,500	11,724,850	13,363,940	
Water & Sewer		6,936,214	8,244,314	9,591,657	10,979,421	
		\$ 31,941,616	\$ 42,070,349	\$ 56,634,960	\$ 72,607,108	

City of New Albany, Ohio

2024 Annual Budget

Consolidated Presentation - All Funds

Consolidated Presentation - All Funds									
	2019	2020	2021	2022	2023	2024	2025	2026	2027
	Actual	Actual	Actual	Actual	Amended	Proposed	Projected	Projected	Projected
Income Tax	\$ 39,738,540	\$ 38,555,315	\$ 50,001,130	\$ 47,998,928	\$ 53,885,045	\$ 56,427,090	\$ 58,955,212	\$ 69,262,000	\$ 66,624,990
Real Property Tax	1,203,623	1,251,973	1,338,387	1,442,904	1,542,115	1,619,221	1,651,605	1,684,637	1,718,330
Payments in Lieu of Taxes	7,639,413	9,843,154	10,542,087	11,660,774	12,717,856	13,360,099	13,757,152	13,900,049	14,044,572
Rollback & Homestead	658,515	694,226	719,504	676,954	672,464	706,087	725,794	734,795	743,924
Local Government Fund	56,803	73,637	135,544	117,364	135,000	135,000	133,650	132,314	130,990
Funds from NAGA/NAECA	3,526,778	3,874,340	5,120,913	13,550,476	7,399,378	10,149,378	8,899,378	5,674,378	6,024,378
Gas Tax & Motor Vehicle License Tax	581,155	660,442	725,212	1,230,159	791,000	791,000	814,730	839,172	864,347
Federal & State Grants	162,389	748,251	1,888,021	106,503,640	103,594,500	73,518,100	534,093	9,035,020	35,975
Licenses & Permits	1,008,537	1,208,077	1,378,097	2,149,371	1,490,000	1,577,000	1,615,540	1,633,431	1,651,679
Charges for Services	2,964,153	1,360,452	2,005,391	3,132,234	3,204,100	2,579,000	2,648,990	2,703,012	2,748,444
Fines & Forfeitures	115,902	66,695	153,749	128,565	155,500	155,500	157,465	158,998	160,551
Interest Income	2,150,225	1,200,769	542,068	1,725,338	6,588,000	6,403,000	5,520,090	5,140,693	4,764,913
Other Revenue	2,631,067	3,784,014	3,594,863	3,000,631	14,034,021	2,767,200	2,819,412	2,814,542	2,848,949
Total Operating Revenue	62,437,101	63,321,344	78,144,966	193,317,336	206,208,979	170,187,675	98,233,111	113,713,040	102,362,043
Debt Proceeds	23,910,276	5,584,728	7,288,738	12,234,117	4,086,954	-	1,750,000	-	-
Total Other Resources	23,910,276	5,584,728	7,288,738	12,234,117	4,086,954	-	1,750,000	-	-
Total Revenues	86,347,377	68,906,071	85,433,704	205,551,453	210,295,934	170,187,675	99,983,111	113,713,040	102,362,043



2024 Other Revenue:	
General Fund	\$ 1,540,200
Safety Town Fund	10,000
Hotel Excise Tax Fund	170,000
Healthy New Albany Fund	1,000,000
Hinson Amphitheater Fund	45,000
Law Enforcement Assistance	2,000
Total	\$ 2,767,200

City of New Albany, Ohio

2024 Annual Budget

Consolidated Presentation - All Funds

Consolidated Presentation - All Funds (continued)									
	2019	2020	2021	2022	2023	2024	2025	2026	2027
	Actual	Actual	Actual	Actual	Amended	Proposed	Projected	Projected	Projected
Police	4,583,878	5,070,539	5,558,551	6,433,735	8,086,751	8,783,480	9,335,145	9,685,286	9,981,398
Community Development	4,340,771	3,905,924	3,976,267	5,143,962	6,801,723	7,097,513	7,021,636	7,220,871	7,419,769
Economic Development	16,086,754	13,827,811	19,199,103	16,836,639	18,257,231	19,165,189	19,844,313	22,861,263	22,502,028
Public Service	3,845,145	3,899,350	4,516,423	5,019,903	7,198,991	7,700,831	7,894,887	8,116,186	8,328,045
City Council	542,898	862,254	666,071	278,532	394,173	428,092	440,755	449,042	457,759
Administrative Services	2,196,056	2,327,447	2,425,195	3,570,908	4,964,462	5,690,779	5,861,878	6,010,334	6,150,113
City Attorney	252,976	275,762	215,658	166,872	379,000	385,000	392,700	400,554	408,565
Finance	1,322,950	1,353,784	1,521,596	1,938,877	1,919,035	2,492,349	2,541,018	2,622,205	2,673,834
General Administration	4,803,856	5,645,393	8,893,670	7,038,044	18,806,311	7,557,683	7,166,659	7,331,388	7,499,181
Land & Building Maintenance	1,439,025	1,920,618	1,745,757	2,257,617	2,997,427	4,034,455	3,754,024	3,848,080	3,938,943
Total Operating Expenditures	39,414,308	39,088,881	48,718,292	48,685,089	69,805,104	63,335,372	64,253,015	68,545,209	69,359,634
<i>Net operating rev over(under) operating exp</i>	<i>23,022,794</i>	<i>24,232,463</i>	<i>29,426,674</i>	<i>144,632,248</i>	<i>136,403,875</i>	<i>106,852,302</i>	<i>33,980,095</i>	<i>45,167,832</i>	<i>33,002,409</i>
<i>Operating expenditures as a percent of revenues</i>	<i>63.13%</i>	<i>61.73%</i>	<i>62.34%</i>	<i>25.18%</i>	<i>33.85%</i>	<i>37.22%</i>	<i>65.41%</i>	<i>60.28%</i>	<i>67.76%</i>
Vehicles, Machinery & Equipment	405,294	1,703,313	1,009,250	1,117,631	2,908,800	2,814,900	1,802,995	1,752,800	1,558,584
Land & Buildings	4,429,739	2,472,739	3,129,585	19,533,285	27,168,657	5,262,000	1,900,000	3,000,000	1,525,000
Infrastructure	24,853,353	21,010,597	24,683,821	97,180,308	147,219,696	100,500,000	14,600,000	14,700,000	4,500,000
Total Capital Expenditures	29,688,387	25,186,649	28,822,656	117,831,224	177,297,153	108,576,900	18,302,995	19,452,800	7,583,584
Principal & Interest Payments	5,100,729	5,289,690	6,527,102	12,721,435	5,793,704	5,804,037	5,809,498	5,826,640	5,790,225
Cost of Issuance	-	-	-	75,500	-	-	-	-	-
Total Debt Service Expenditures	5,100,729	5,289,690	6,527,102	12,796,935	5,793,704	5,804,037	5,809,498	5,826,640	5,790,225
Total Expenditures	74,203,423	69,565,220	84,068,049	179,313,247	252,895,961	177,716,309	88,365,509	93,824,649	82,733,443
<i>Excess (def) of revenues over expenditures</i>	<i>12,143,954</i>	<i>(659,148)</i>	<i>1,365,655</i>	<i>26,238,206</i>	<i>(42,600,027)</i>	<i>(7,528,635)</i>	<i>11,617,602</i>	<i>19,888,392</i>	<i>19,628,600</i>
Fund balances at beginning of year	57,071,902	72,217,720	74,999,234	78,428,545	106,756,531	98,617,065	91,088,430	102,706,032	122,594,424
Lapsed Encumbrances/Est. Appropriations	3,001,864	3,440,662	2,063,657	2,089,779	34,460,561	-	-	-	-
Fund balances at end of year	\$ 72,217,720	\$ 74,999,234	\$ 78,428,545	\$ 106,756,531	\$ 98,617,065	\$ 91,088,430	\$ 102,706,032	\$ 122,594,424	\$ 142,223,024
Breakdown of Fund Balance:									
Operations:									
General (65% Reserve & Severance Liability)	12,442,212	13,220,536	13,713,865	15,962,323	20,989,332	23,222,122	24,178,075	24,880,604	25,536,153
General (Unreserved)	8,642,460	14,040,895	12,901,856	15,972,293	11,693,425	4,624,134	3,297,724	6,155,542	6,389,894
Restricted	5,872,695	6,990,859	6,292,259	8,355,334	10,893,080	7,056,644	7,973,886	8,823,310	9,691,791
Economic Opportunity Zone	-	0	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Total Operations fund balance	26,957,366	34,252,291	32,907,980	40,289,949	43,575,837	34,902,900	35,449,684	39,859,456	41,617,838
Capital & Development:									
Capital Improvement	17,673,926	11,556,409	19,280,984	20,819,705	27,164,756	21,805,320	22,277,952	26,639,183	32,408,739
Tax Increment Financing - Residential	6,590,144	8,349,072	10,072,066	6,782,160	3,803,237	4,571,915	6,990,311	9,429,847	11,993,620
Tax Increment Financing - Commercial	3,184,138	3,994,316	4,779,397	7,456,991	10,315,361	12,795,716	15,997,609	19,234,603	22,457,629
Other Capital & Related	17,812,147	16,847,147	11,388,119	31,457,726	13,757,874	17,012,580	21,990,476	27,431,335	33,745,197
Total Capital & Development fund balance	45,260,354	40,746,943	45,520,565	66,466,582	55,041,227	56,185,530	67,256,348	82,734,968	100,605,185