



Council Minutes – Regular Meeting

June 20, 2023

CALL TO ORDER:

Mayor Spalding called to order the New Albany City Council Meeting of June 20, 2023 at 6:30 p.m. at the New Albany Village Hall, 99 West Main Street, New Albany, Ohio. Staff attending were Law Director Benjamin Albrecht, Finance Director Bethany Staats, Administrative Services Director Adrienne Joly, Police Chief Greg Jones, Public Service Director Mike Barker, Development Director Jennifer Chrysler, Engineering Manager Ryan Ohly, Economic Development Manager Sara Ziegler, Clerk of Council Jennifer Mason, Chief Marketing Officer Josh Poland, and Communications Specialist Sam Fahmi.

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 Wilttrout	P

ACTION ON MINUTES:

Clerk Mason reported that she corrected 2 typos on the original set of minutes. Council adopted the 6/6/2023 regular meeting minutes by consensus.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE

HEARING OF VISITORS:

Clerk's note: this presentation happened after Boards and Commissions reports to allow additional speakers to arrive.

Miracle Field Update – Dr. Klingele introduced additional attendees: Tim Schmalenberger from MKSK, Tom Rubey from The New Albany Company (NACO), Dave Wharton from the Joint Parks Board, Scott Dodson - new CFO of the Special Olympics, Sharon Bucey - president and CEO of Adaptive Sports Connection, Dr. Pete Edwards - Dr. Klingele's colleague and known for his efforts throughout the city, and the Gibsons from Buddy Up for Life. Nationwide Children Hospital representatives could not make it. Other members were all part of this idea and partnership.

Dr. Klingele recalled his last presentation to council for the Miracle League of New Albany 6 years ago. He presented the attached slides. He gave a timeline recap. Miracle League New Albany ended up with one of the best baseball fields and stadiums in central Ohio and a successful program for this community and the kids involved. He recalled presenting Miracle Park with the idea of bringing local to global events to New

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Albany for adaptive sports. He was now presenting an adaptive sports complex. They would like to convert the land surrounding the Miracle League field into a complex shown in the slides. The vision happened through conversation, time, and circumstance.

Sharon Bucey, President and CEO of Adaptive Sports Connection and Pete Edwards, Capital Campaign Chair for Adaptive Sports Connection introduced themselves. Adaptive Sports Connection was a 501(C) non-profit established in 1992. Their mission was to impact the health and wellbeing for veterans, children, and adults with all types of disabilities. Ms. Bucey also presented from the attached slides. She described the various available sports. They operated out of Shawnee Hills and had hubs at Snow Trails, Mad River, Glacier Ridge, and Alum Creek. They served people from all Ohio counties. They helped people of all abilities be outdoors. She reviewed disability statistics and leading causes of disability. They wanted to create innovative programs to solve some of these issues. They were seeing tremendous growth in their programs. Because of the growth, they started a \$15 million dollar comprehensive campaign to build an adventure center in Shawnee Hills and they started a social enterprise called Get Out Adventures. They learned they couldn't do what they wanted to do on the Shawnee Hills property. Dr. Klingele proposed the area next to the Miracle League field.

Dr. Edwards stated he and his wife became involved because of their son's involvement as a volunteer. The organization had 4 full-time staff and 500 volunteers. They saw huge difference for people who participated. They were hoping to help thousands and thousands of people. The campaign addressed both capital and operational needs and had been very well received. They had contributions from everyone they approached. He listed several large organizational donors. The city, state, and county were all on board. Dr. Edwards told a story of mother with a severely autistic son. Her son recognized and connected with her after kayaking sessions. Dr. Edwards stated this park would be a huge jump forward - with space for year-round programming. They expected many athletes to come from around the state due to need. This was the opportunity for New Albany to jump on board.

Ms. Bucey stated a disability could happen to anyone at any moment. They were part of the continuum of care to get people out and living. They had raised \$6 million to date, inclusive of this project - the fieldhouse. She listed some foundation and individual donors. The vision was for the fieldhouse to have a bigger foot print and serve more people. She described the proposed cycling program with adaptive bikes. The bike loop was a place to start learning. There would be an adaptive climbing wall, pickleball, youth basketball, amputee soccer, and fitness and movement classes.

Dr. Edwards stated the Columbus Crew would be the title sponsor for the soccer pitch for people of limited abilities. There could be all other small field sports in the space. He described blind sports. The field could be used extensively.

Dr. Klingele described the concessions plaza, bathroom facilities, indoor/outdoor access from the fieldhouse, a family plaza area, and open classroom space which could host community awareness and other events. Midstates Recreation did a lot of preliminary drawing and design. This was a destination-type universal play area for clients of the Miracle Park and all family and friends. The swings and slide were designed for all kids to get access. The goal was to maintain a park feel. This fit into the New Albany vision.

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The proposed plan maintained the tree line against SR 161. There was much discussion on traffic and parking access. MKSK could answer those questions. They had done studies and, based on all the available programming within adaptive sports, Miracle League sports, and general playground flow, they designed the proposed plan for parking and access. There were 42 added parking spaces, 2 were ADA – adding to the existing ADA parking. There were 2 new drop-offs and a connecting road. The goal, belief, and studies suggested that the plan would minimally impact the site. They were bringing no more traffic or people than the current Miracle League did on a Saturday morning/afternoon.

Dr. Klingele stated he wanted everyone there to present the idea. He hoped council could see it was unique. They had not found anything like it throughout the country. Some communities were promoting adaptive sports complexes that were nowhere near what this was. This would continue New Albany down the path of being a leader of inclusion and community feel. This would happen at some point, somewhere in central Ohio. He wanted to bring it to New Albany because of the synergy at this site. This was an ask to continue development and further use of the Miracle League land and lease, and the lease of the land above it to promote this complex.

Council Member Fellows asked and Dr. Klingele answered majority of land on the site was already under lease. This proposal included more land closer to SR 161.

Council Member Kist noted the Miracle League was gated and asked about public access to the new complex. Dr. Klingele stated the idea was a universal playground which would be a community playground, open to all at all times. Same with the bike path. Maybe it could be connected with the rest of paths. The whole park would be open to the community. The soccer pitch would be programmed for community events. The pavilion and concession area would be open to community. There would be a significant amount of programming in the fieldhouse. There could be community programming in the fieldhouse, but the majority would be adaptive sports. He could see it being a mix of both. He would argue - the true effect on our community was not with the use of the field, but with the people who volunteered at the site. Those that came to a Miracle League game - the effect on community was obvious and true. They had hundreds of high school teens come volunteer. That was more of the community effect than use of the place. But there would be a community park.

Mayor Spalding asked how often during a week would there be programming, observing that this site was at the heart of the school campus. Ms. Bucey answered 3-4 days a week, usually in the evenings or on a Saturday or Sunday. Dr. Klingele stated there wouldn't be overlap between Miracle League and school use. That's why they said that they were not bringing in more traffic than normal.

Mayor Spalding asked and Dr. Klingele responded that they were proposing 10,000 square feet. Ms. Bucey stated it was 10,000 square feet, the full court, and storage area for the adaptive bikes, and some restroom facilities. Regarding it being for the community - it really was to be inclusive. They just had an event with the Columbus Crew at 614 Day. They had a mini-pitch and the amputee soccer team played against the Crew team. The kids were coming up and learning what it was like to play with only one leg. They had crutches. The interaction was endearing and fun to watch. She saw that envisioned for the programming in

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the fieldhouse - to be inclusive and educational – the volunteers and athletes working and learning life from each other.

Council Member Fellows stated he liked the concept drawing. He asked and Ms. Bucey answered that the \$15 million was for the Adaptive Sports Connections comprehensive campaign – which would be the fieldhouse in New Albany and the park in Shawnee Hills for the water sports. They were discussing how they would need to do more fundraising for this vision. They were told to think bigger. They helped families and kids and veterans.

Dr. Klingele reviewed the cost analysis slide with council. Looking at the analysis, the fieldhouse had been funded. The concession area was close to funded. The soccer pitch would be funded. What wasn't there was the playground and the outdoor pavilion which could be phased in, if needed. He thought the bike course needed to be part of phase 1. They had some potential large, naming-rights level donors who were waiting to see if this was a go. The initial ask from the city would likely be the general site development, because the city could do it for cheaper - connecting water and electric, the parking changes, road improvements, and landscape improvements. There was a soft cost contingency, depending on how this was built, whether it was prevailing wage or not, that could markedly fluctuate based on what they could get in-kind for some of this - if they didn't have to do prevailing wage for all of it. It came out to about \$10 million overall for the project, \$5-6 million of which was probably already funded. There would be an ask of the city, at some point, to help. They were over half-way through. Dr. Edwards stated their job was to make a nominal ask for a \$10 million-dollar complex that was internationally unique – that the true expenses as a community would be minimal.

Council Member Fellows asked and Dr. Klingele answered that he'd like to announce and get started on this project at Inclusion Family Fun Day.

Dr. Edwards stated, regarding fundraising, they had only been at this 11 months. They had a couple large donors in the wings that should get them to \$8-\$9 million. The city, state, county, and other governmental public sources had said if this reached \$10 million, they'd like to make up the difference. 2 large donors were still waiting. When this hit \$10 million, the state and appropriation budgets – he didn't understand how public money was appropriated – those would start in the near future. They were at the “start button.” Dr. Edwards wanted New Albany to be a part of the project and be excited about it - find out what the city wanted to do together with them. They were ready as quickly as the city was ready. If the city had ideas, had thoughts about what made this better, they wanted to hear them. They were fluid enough, at this stage, that they were a) ready to start and b) couldn't wait to hear what the city had to offer.

Mayor Spalding said he wanted tonight's discussion to be about design and concept. Council would have to wait on the idea of funding. Council would have to have conversations with the city manager, the finance director – to figure out if the city was going to make this commitment, and how it would pay for it. The city's budgeting process was on a yearly basis and the city was about half-way through the year. The Capital/Budget retreat was coming up soon. That was the point where council and staff had conversations about what would be the priorities moving forward relating to capital expenditures. \$1 million was a big chunk of what would generally be the capital budget. There would also be conversations about the lease of

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the land – how that would work out. He thanked everyone who showed up for sharing this vision. The renderings were beautiful. The fundraising success was encouraging. Council was honored that New Albany might be home to this project. It was a good fit for the city and what the city was trying to accomplish.

Dr. Edwards said, to be 100% clear, if New Albany said it didn't have any money for this project and all the city did was the footprint expansion – they would still go forward. Not that they wouldn't like the city's help. This was a site that would let them do it, geographically and programming-wise.

Council Member Wiltout asked and Dr. Klingele stated the expansion across the top was 5 acres. He believed the area incorporated the existing tree line, which would not be disturbed.

Mayor Spalding noted that the SR 161 expansion was coming. He didn't think they'd encroach very far into the easement. They built the expressway with the intent to predominantly use the middle strip to do their expansion. He didn't believe there was a sound wall going up by the school campus. They were still figuring out where it had to go. New Albany would get some say in what the sound wall looked like. This was another reason to keep the trees there.

Mayor Spalding recalled conversations about creating better traffic flow around the school campus. This project may feed into that project. Council Member Kist said there could be lane tie-in potential.

Council Member Brisk stated she loved everything about this. She'd be thrilled to have it in New Albany. New Albany was talking a lot about being inclusive and that's why the city was hosting a day at the Miracle Field. She believed people learned to think and feel differently if they got to experience it. This would be something the city would be very proud of. She expressed concerns about this location and potential grid-lock. When she heard "a large fieldhouse" – would the city would reach capacity at that location too soon?

Dr. Edwards responded that part of accessibility was geography. That's why they were excited to be able to come to the other side of town. Because some participants would love to come to programming regularly, but were too far away. If Adaptive Sports Connection succeeded with this model, the next one would be in the south, up north in Delaware, so expanding this project probably didn't make as much sense looking 20 years down the road. If this complex was successful, people would be saying how do we get one of these? With the growth to the north and south – a model of spoke and hub – where the hub would still be in Columbus - but they might spread out for easier access. Dr. Klingele stated the fieldhouse, itself, limited the amount of programming that could happen simultaneously.

Council Member Kist stated, looking holistically at the site, the pool, the primary school, Safety Town – 300 kids a day, 5 days a week came to that site – buses, parents, drop-off/pick-up. Any programming, with the addition of this - because it was after-hours and on the weekends, not during school days – this site could accommodate that traffic. MKSK was more versed in traffic than he was.

Dr. Edwards said the school may be able to offload some adaptive programs/Special Olympics programs from the NAPLS high school gym to this space. It could free up some high school gym space.

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Ms. Bucey said that was a big part – they were collaborators. She described the many entities they worked with, including VA hospitals, school systems, other non-profits, and people in the community who needed to adapt. Dr. Edwards said many groups were excited to partner with them.

Council Member Shull stated, from a design and concept, this was an amazing opportunity. He agreed with Council Member Brisk in that he was not sure this would be the right site. He did want to have something like this in New Albany. The city had other areas that had more acreage which would allow for a further expansion. He would need to check the city's agreements with the Joint Parks District and the Metroparks. Regarding flow and traffic – sharing his conversations with Plain Township – if Adaptive Sports Connections included the 137 pool parking spots and did weekend programming, that could be a problem for the Joint Parks District (JPD), as this came up during pickleball court discussions.

Tim Schmalenberger from MKSK stated anything at that site would be a symbiotic relationship, especially with the JPD. The pool was open 3 months a year. If there was programming was in the summer, if they avoided weekends for major events. School was out during the summer. The parking demand would flip around. Once past pool season, it was wide open. The goal with greenspace was to try not to pave it for parking – utilize the spaces we have. If they could program through it, in a symbiotic relationship, you were maximizing your green space. That allowed more capacity on this parcel. Two plans ago, the original field shown was twice this size. The parking structure was there. When MKSK looked at this – a lot of time these parking lots were sitting empty. Their proposal would be to work in a symbiotic fashion with the adjacent neighbor schools and the township pool, so they didn't have to pave more greenspace for parking that may occur a few minutes here. It was a lot like the downtown arenas. Everyone was worried about having all 3 have events at once. That had already happened. It actually worked well. That relationship was the same, just on a lot smaller scale – utilizing what we have – when we know were going to have heavy use programming.

Council Member Shull noted that the drop-off colored in pink on the PowerPoint slide – there was currently parking there for the pool. Mr. Schmalenberger agreed. If this proposal went forward, they would look very closely, and plan for the worse case, consider the back-up. He described Meijer store parking lots which were now carving out parts of the lots - seeing recapturing of paved areas.

Tom Rubey, Director of Planning, The New Albany Company, stated the township parcel where the pool was located was 15 acres. Parking was built when the pool was built. There were certainly efficiencies that could be accommodated if additional pool parking was needed. That would require coordination. He was confident there was sufficient room, if needed, by the township. Worth noting – they continued to work with Nationwide Children's Hospital for their involvement in New Albany, and had been discussing this type of facility and what the optimal location was - how to capitalize on what existed today. Based on his meetings, there seemed to be excitement for synergies at this site.

Council Member Fellows concurred that the site made a good location. The Miracle Field was already there and it was close to the high school. It would be available to students with needs.

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Ms. Bucey liked that kids could see it and be exposed to different things and opportunities that they could do all in one place. With the pool, they could partner and offer some programming around adaptive swimming.

Dr. Klingele stated that part would be a track, part a football field. This facility could bring a lot of the 2017 vision to fruition because it was all right there. His goal was to have kids in New Albany Schools, the special education classes, coming over daily to use the classroom.

Council Member Kist said there was a paved path between the baseball fields that cut down into the football stadium. The connectivity was good.

Council Member Brisk asked, if the city wanted to do a road for buses, would this project would interfere with that? Council Member Kist replied that this project would actually complete a part of that road.

Dr. Klingele asked if the funding piece had to be solved prior to the city's commitment?

Mayor Spalding responded that he thought the city wanted to have more extensive conversation about that. He wanted to talk to the city manager, the finance director, and with council about the priorities. He appreciated that there was an urgency - they were waiting for donors who needed a commitment from city. He said to keep the pressure on. Council members thanked the presenters.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION: Council Member Brisk reported that the PC heard the I-PUD application for the Courtyards at Haines Creek, an Epcon development. She passed around a binder with the application. The proposal was 2.3 units per acre, 151 units, and there were significant setbacks. The application was approximately 3 acres short on open space/parkland, but the rest met the city's requirements. The PC passed the plan on a 3-2 vote after a lengthy hearing with neighbor input. The votes against came from Members Larson and Kirby. Mr. Kirby said it was a good project in not the best location. The PC added 14 conditions, most dealt with setbacks, landscape, a preservation area, and the aprons for parking because driveways faced a lane to the back, similar to the Windsor subdivision. The expanded apron would encourage parking in the garage versus on the streets.

Council Member Fellows asked and Council Member Brisk confirmed that 90% of the units at Haines Creek would be 55+. Approximately 15 units would not be subject to the age restriction. Council Member Shull asked and Law Director Albrecht answered that the subdivision would be deeded with the 90% having the 55+ requirement. Council Member Fellows expected that at least 10% - 15 homes - wouldn't meet that requirement, at most. Council Member Brisk understood that the home owners association (HOA) or developer were responsible for letting federal government know the age percentage every year. The city could ask for reports, but the HOA was responsible for maintaining it. Law Direct Albrecht concurred. If there were disputes, someone could complain at the federal level, file a charge for discrimination, and/or it could become a zoning issue. There were multiple ways of managing the restriction. At least 90% would be deeded 55+. Council Member Fellows recalled that Walcott Manor said it was age-restricted, but he didn't think the deeds read that way.



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Council Member Kist asked and Council Member Brisk answered that the property was in the New Albany-Plain Local School district. The current zoning was AG - Agriculture.

PARKS AND TRAILS ADVISORY BOARD: No meeting

ARCHITECTURAL REVIEW BOARD: Council Member Durik reported that the ARB approved a Certificate of Appropriateness to allow 2 new wall signs for Sakasci Diamonds at 153 Granville Street. The building would be painted white and the sign would be white with a black border. The applicants would be going through city boards for renovations when appropriate. This was not a retail location, but was for custom design jewelry by appointment. Council further discussed planned improvements to the buildings.

BOARD OF ZONING APPEALS: No meeting.

SUSTAINABILITY ADVISORY BOARD: Council Member Kist reported that the SAB recapped the Earth Day to Arbor Day events. There was a lengthy discussion of solar panels - residential solar was a touchy topic. The SAB would have a table at the Farmers Market on Thursday. Director Joly stated they would have magnets and would encourage people to sign up for composting. Council Member Kist stated the city was clearing the 50,000-pound food waste threshold. Council Member Fellows asked and Council Member Kist responded that the city ran out of buckets to give away. A 5-gallon bucket from a hardware or other container accomplished the same task. They were telling people to deliver food waste to the pick-up stations. The initial set of buckets were branded with the GoZero name. Council further discussed buckets and possible city branding.

IDEA IMPLEMENTATION PANEL: Council Member Brisk reported on the successful Juneteenth event. She thanked Community Program Administrator Brooks, Planner II van der Zwaag, Director Joly, the IDEA Panel, volunteers, MCs, the focus group, and more. She shared positive feedback from people inside and outside the community. It was an incredible event and a great reflection on the community.

Council Member Kist asked and Director Joly replied that volunteers handed out ~500 programs, and not everyone who went through the gate took a program.

Council Member Wiltrout expressed appreciation for city staff. Every part of the celebration was authentic and meaningful. She pointed to the poster created by the kids in the kid's area. High school student volunteers helped with the crafts. The poster showed what Juneteenth meant to the kids.

Council Member Wiltrout reminded council about the upcoming Inclusion Family Fun Day at the Miracle League field on July 1 and 'Appy Hour at the Heit Center on July 12.

Council Member Brisk thanked Council Member Wiltrout for all her work. Council members agreed Juneteenth was exceptional event. Council Member Durik commented that it was well run given the city didn't know how many were coming. It was a great benchmark for the city, helped it stand out from other communities. It showed where we stand as a community. Mayor Spalding stated it had great energy. He was touched by many people that came up to him to say thank you. Some folks that didn't live in New Albany

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- maybe were visiting for the first time at a community event - left with a different impression than they showed up with. He thanked everyone for all their effort.

CEMETERY RESTORATION ADVISORY BOARD: No meeting.

PUBLIC RECORDS COMMISSION: No meeting.

CORRESPONDENCE AND COMMUNICATION:

NONE

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

ORDINANCE O-76-2023

Mayor Spalding read by title AN ORDINANCE TO ACCEPT WATER LINE, SANITARY SEWER, STREET AND STORM SEWER IMPROVEMENTS AND APPURTENANCES THERETO FOR WOODHAVEN, AS REQUESTED BY BOB WEBB HOMES.

Development Director Jennifer Chrysler reported staff was requesting to table this ordinance to the July 5 council meeting.

Mayor Spalding moved to table the ordinance to the July 5 council meeting. Council Member Kist seconded and council voted with 7 yes votes to table Ordinance O-76-2023 to the July 5, 2023 council meeting.

INTRODUCTION AND FIRST READING OF ORDINANCES:

ORDINANCE O-77-2023

Mayor Spalding read by title AN ORDINANCE TO ADOPT A TAX BUDGET FOR THE CITY OF NEW ALBANY, OHIO FOR FISCAL YEAR ENDING DECEMBER 31, 2024.

Finance Director Bethany Staats stated the tax budget was necessary for the city to remain in compliance with Ohio Revised Code as applied in Franklin County. The tax budget was attached to the ordinance and established the local need for the additional inside millage. The additional millage represented approximately \$580,000 in the General Fund. The related resolution would be presented to council later in the agenda.

The city had to request the excess millage each year because it was beyond the statutory millage. The revenue and expense estimates were highly conservative. The income tax estimates had been adjusted and increased from the 2023 budget based on year-to-date receipts. However, that same revenue was conservatively reduced for 2024, correlating with the city's efforts to account for any of the continued unknowns related to withholding for remote workers, potential liability for related tax refunds, and the volatility of individual net profits taxes. Individual net profit revenue was projected with caution due to the nature of how estimates were paid prior to filing for the tax year. The city could get a windfall, but it could get taken back. Expenditures in the General Fund tax budget were also conservatively estimated to account for increasing costs in operations as staff and projects continued to grow.

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As more information became available, the city would continue to look at the estimates and would include a more updated analysis in preparing for the 2024 Annual Budget Program in the fall. Director Staats reviewed the Schedule A with council. She noted that the interest revenue got carried into 2024. Actual interest revenue could be negatively impacted by various economic factors, including adjusted federal interest rates. If revenue was negatively impacted, the tax budget showed the city would continue to maintain proper reserves with the help of the excess millage received.

Mayor Spalding set the ordinance for second reading at the July 5, 2023 council meeting.

ORDINANCE O-78-2023

Mayor Spalding read by title AN ORDINANCE APPROVING THE APPLICATION ESTABLISHING THE NEW ALBANY VILLAGE CENTER COMMUNITY ENTERTAINMENT DISTRICT AND DECLARING AN EMERGENCY.

Director Joly stated a Community Entertainment District (CED) was defined in the Ohio Revised Code (ORC) as an area that did or would include a mixture of entertainment, retail establishments, sporting, social, or cultural-type establishments. A CED enabled property owners to obtain liquor permits in support of restaurants, bars, and other entertainment venues. It was a tool to create a vibrant mixed-use district which the city’s strategic plan supported in selected areas of the city. The New Albany Company (NACO) requested this CED in the Village Center. The CED designation allowed 1 liquor permit for every 5 acres in the CED up to a maximum of 15 permits for 75 acres. The city understood that the maximum number of liquor permits in New Albany had been exhausted. The CED will allow additional permits in relation to the size of the CED. The proposed CED was ~54 acres which would allow 10 more permits issued thru CED. Director Joly described other CEDs in central Ohio. Attorney Jill Tangeman from Vorys was available to answer questions.

Director Joly stated this ordinance was associated O-80-2023 on this agenda. After learning additional information, O-80-2023 was no longer needed.

Council discussed areas not in the CED including the library, the Heit Center, the insurance office, the dentist, the civic center block, and the police station.

Council Member Kist asked and Ms. Tangeman answered that liquor permits were issued by the state. Each precinct had a designated number of permits. Once those were exhausted, there was no mechanism other than CED to get more permits. A lot of communities with concentrated retail or commercial establishments, and mixed-use developments, used this tool to concentrate additional permits.

Council Member Fellows asked and Ms. Tangeman responded that no more permits were currently available and users were trading existing permits. A new restaurant would have to buy a permit from an another user in the precinct.

Council Member Brisk asked and Ms. Tangemen answered that an establishment with a permit could transfer the license within its own precinct. Under the CED, anyone with a license would keep that license.

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Council Member Fellows asked and Ms. Tangemen replied that the State of Ohio held the authority over liquor licenses. The CED would increase the number available.

Council Member Kist asked and Ms. Tangemen answered that the parcels within the CED did not have to be owned by a single owner. They could combine.

Mayor Spalding asked and Ms. Tangeman stated this CED would not go on the November ballot. The NACO land was already mostly “wet,” therefor already voted on. There were a few small areas within this CED’s boundaries there were sort of “dry.” Those few parcels were “dry” only for off-premises uses. NACO did not intend liquor stores, but restaurants and other types of uses. The Sugar Run CED did need to go on the ballot – it was completely “dry.” Approving a CED for the Sugar Run area would not grant them the liquor permits. Those still had to be voted on.

Council Member Fellows asked and Ms. Tangeman answered, if a restaurant moved into Sugar Run, it couldn’t purchase a liquor license now because that area was completely “dry.” They could not bring a license that they had from somewhere else. An establishment would have to go to the ballot to get permission for liquor sales. A restaurant could request a vote on a license for just their site. Restaurants could go one at a time for every single restaurant. The hope was to have the CED created first and to put the entire CED on the ballot.

Council Member Kist asked and Ms. Tangeman stated an establishment couldn’t sell their liquor license for use at Sugar Run as it stood today. A license couldn’t be used in “dry” area.

Council Member Fellows asked and Ms. Tangeman confirmed that any licenses at Sugar Run would have to go on the ballot first. CED approval was a separate process from changing an area from “dry” to “wet.”

Council Member Wiltrout asked and Ms. Tangeman answered, when there were site-specific votes, there were ranges of levels of license available depending on that vote at that time. It varied depending on the application. Most of the NACO land was fully “wet.” Some of the NACO land was “dry” only for off-premises sales – like for a liquor store. No one had gotten to the Sugar Run area yet. In the Sugar Run area, if council approved the proposed measures, there would be a CED – which would increase the number of available permits. The only option for a CED was a fully “wet” area on the ballot. There was standardized language required for the ballot – they couldn’t craft something else. The public would vote on the ballot measure.

Council Member Durik asked, if the city approved the CED in Sugar Run, it would increase the number of permits, were there permits there now? Ms. Tangeman replied that there were no permits at that location now. The CED would allow 1 permit per 5 acres in the district. Otherwise, each permit would have to go for a site-specific vote and what was available in that precinct.

Council Member Fellows stated that Sugar Run hamlet was 35 acres which equated to 7 potential permits.

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Council Member Shull understand why some areas were not included in the Village Center CED boundaries. He asked what determined those boundaries. Ms. Tangeman stated that NACO drew the map. The only requirement was that the properties had to be contiguous. She guessed the areas left out were determined to be not likely to use permits.

Mayor Spalding expected and Tom Rubey, Director of Planning, The New Albany Company, confirmed that the land was all NACO-owned.

Council Member Fellows asked if an establishment was outside of the CED, could it still get a liquor license. Mr. Tangemen said that it could, so long as the site was “wet.” The proposed Village Center CED land sat on 3 precincts. It had taken 4 weeks of research to determine what was “wet.” Anything not shown in the district, they didn’t have researched.

Council Member Brisk asked and Ms. Tangemen answered that the entire City of New Albany would vote on the ballot measure.

Council Member Fellows asked and Ms. Tangemen answered that, if the city wanted to expand the Village Center CED, they could amend the CED. If city or NACO wanted to include more land, they could go back and include that. Council Member Fellows could see the city wanting to include more areas in the CED in future. Ms. Tangemen said there would be a limit - CEDs could only go up to 75 acres.

Council Member Fellows asked and Mr. Ruby replied that NACO was okay with waiting on this CED to discuss expanding it with the city. Ms. Tangemen said, since this CED didn’t need to go on the November ballot, there was time. The Sugar Run CED had to be certified to the Board of Elections by August.

Director Joly said she thought property owners’ consent was needed on an application. Mr. Tangemen said only 1 owner was required, similar to annexation.

Mayor Spalding asked, if council wanted to add area on east side of Main Street or parcels on Second or Third Streets to the CED in anticipation of future development, was there an opportunity?

Mr. Rubey stated they could go back and amend this to everyone’s satisfaction and come back to council.

Director Joly stated staff would look into it and see if they could keep it on track for 2nd reading of the ordinance.

Council Member Durik asked why now? Mr. Rubey responded, for NACO, the impetus for this CED was to be proactive. They knew the city wanted restaurants in certain areas and they could start marketing to those establishment saying the liquor license hurdle was crossed. Development Director Jennifer Chrysler stated the city received calls from restaurants interested in on New Albany. Whether liquor licenses were available was always one of the questions.

Mr. Ruby stated the closest-to-happening restaurant was in the proposed CED, across from the Heit Center.

June 20, 2023

Mayor Spalding set the ordinance for second reading at the July 5, 2023 council meeting.

ORDINANCE O-79-2023

Mayor Spalding read by title AN ORDINANCE APPROVING THE APPLICATION ESTABLISHING THE HAMLET AT SUGAR RUN COMMUNITY ENTERTAINMENT DISTRICT AND DECLARING AN EMERGENCY.

Director Joly stated this was the statutory entity as O-78-2023. The NONA Master Development LLC was requesting the Community Entertainment District (CED) to facilitate the development of restaurants, bars, and entertainment establishments at the proposed Hamlet at Sugar Run. The same rules and process applied as O-78-2023. The proposed CED was approximately 35 acres, equating to 7 additional permits. The boundaries encompassed the entire area at the Hamlet at Sugar Run. The zoning allowed for restaurants, retail, and bars. These parcels were all “dry.” The ordinance was related to O-81-2023 which would allow the city to submit the ordinance to the Board of Elections for the November ballot. The voters would decide if the area would be “wet” or not. Due to the timing of a ballot measure, 2nd reading would be on July 5, and staff was asking to waive the 30-day referendum period to make deadline with the Board of Elections.

Council Member Fellows recalled the old Lion’s Club building. They wanted to put in a brewery/bar. He asked and Ms. Tangemen agreed that they would have had to go on the ballot to be “wet.” They would still have to do that because they were outside the hamlet boundaries.

Mayor Spalding set the ordinance for second reading at the July 5, 2023 council meeting.

ORDINANCE O-80-2023

Mayor Spalding read by title AN ORDINANCE REQUESTING THE BOARD OF ELECTIONS TO SUBMIT TO THE ELECTORS OF THE CITY OF NEW ALBANY THE QUESTION OF WHETHER THE SALE OF BEER AND INTOXICATING LIQUOR SHALL BE PERMITTED WITHIN THE BOUNDARIES OF THE NEW ALBANY VILLAGE CENTER COMMUNITY ENTERTAINMENT DISTRICT; AND DECLARING AN EMERGENCY

Mayor Spalding reported, and Director Joly confirmed, that staff requested that this ordinance be tabled indefinitely as this matter was not required to go to the ballot.

Mayor Spalding moved to table the ordinance indefinitely. Council Member Kist seconded and council voted with 7 yes votes to table Ordinance O-80-2023 indefinitely.

ORDINANCE O-81-2023

AN ORDINANCE REQUESTING THE BOARD OF ELECTIONS TO SUBMIT TO THE ELECTORS OF THE CITY OF NEW ALBANY THE QUESTION OF WHETHER THE SALE OF BEER AND INTOXICATING LIQUOR SHALL BE PERMITTED WITHIN THE BOUNDARIES



Council Minutes – Regular Meeting

June 20, 2023

OF THE HAMLET AT SUGAR RUN COMMUNITY ENTERTAINMENT DISTRICT; AND DECLARING AN EMERGENCY.

Director Joly stated that the parcels within the boundaries of the Hamlet at Sugar Run Community Entertainment District (CED) were currently designated as “dry.” This ordinance would enable the community to vote in the upcoming November election to determine whether or not the sale of alcoholic beverages would be permitted here.

Council Member Kist stated he assumed that the liquor licenses issued under a CED came with the same encumbrances as a normal liquor license - a CED wasn't a Designated Outdoor Refreshment Area and a DORA wasn't automatically built in. Ms. Tangeman confirmed. These were normal liquor permits with the same rules and regulations, including distance from churches and schools.

Council Member Shull asked and Ms. Tangeman confirmed that the ballot would be for all of the City of New Albany residents, not just the precinct the hamlet was in.

Mayor Spalding set the ordinance for second reading at the July 5, 2023 council meeting.

READING AND PUBLIC HEARING OF RESOLUTIONS:

RESOLUTION R-29-2023

Mayor Spalding read by title A RESOLUTION TO REQUEST THE FRANKLIN COUNTY BUDGET COMMISSION TO GRANT THE .74 MILLS IN AVAILABLE INSIDE MILLAGE TO THE CITY OF NEW ALBANY.

Director Staats stated this resolution was required by Franklin County for New Albany to receive the additional .74 inside millage that was available to the city. The millage was projected to generate approximately \$580,000 in the for the city's General Fund in 2024

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

Mayor Spalding moved to adopt the resolution. Council Member Shull seconded and council voted with 7 yes votes to approve Resolution R-29-2023.

RESOLUTION R-30-2023

Mayor Spalding read by title A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A DEVELOPMENT AND SUPPLY AGREEMENT WITH INTEL CORPORATION AND MAKING RELATED AUTHORIZATIONS.

Development Director Jennifer Chrysler stated this resolution authorized the city manager to enter into a development and supply agreement with Intel for the commitment and project milestones for the construction of water, road, and sewer infrastructure to serve phase 1 of the project. The Silicon Heartland

June 20, 2023

webpages were undergoing extensive improvements and would be launched soon. It would include a newsletter with updates, including construction schedules and how the city can help businesses and citizens coordinate their activities around that. The development and supply agreement, basically, outlined the commitments to build roadways – part of phase 1A and 1B – and the timing for the construction of those improvements, water service to the site - both initial and ultimate service for phase 1, and same with sanitary sewer. These were agreements that the city did with every development project where the city committed to infrastructure to establish milestones and delivery dates. There were provisions that, under mutual agreement, the city would work with Intel if some dates needed to change. The public infrastructure was funded by grant monies received from the State of Ohio.

Mayor Spalding appreciated the efforts of development staff to get the agreement completed.

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

Council Member Wiltout moved to adopt the resolution. Council Member Kist seconded and council voted with 7 yes votes to approve Resolution R-30-2023.

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. Grants and Non-Profit Funding: No report.

REPORTS OF REPRESENTATIVES:

- A. Council Representative to MORPC: Mayor Spalding reported a lot of activity around housing. The federal funds that the City of Columbus and Franklin County had received for rent assistance were a hot topic at MORPC.
- B. Council Representative to Joint Parks and Recreation: No report.
- C. Council Representative to New Albany Plain Local Schools: No report

June 20, 2023

- D. Council Representative to Plain Township: Council Member Durik reported that the township pool opening was the biggest ever - a 27% increase over prior openings. The township would be spending \$110,000 to repair the slide. The fire department would be putting out a proposal for bid to re-concrete the apron and driveway in front of the firehouse. The township reported on a meeting with City Manager Stefanov and Public Service Director Barker regarding the potential for city mechanics to do minor vehicle maintenance work on the fire department's trucks. This could reduce the time the townships trucks were out of the line. This was still being discussed.

Council Member Fellows asked and Director Barker confirmed that working on those types of trucks required special training and 2 of 3 city mechanics had that certification.

REPORTS OF CITY OFFICIALS:

- A. Mayor: Mayor Spalding kudos the team for the Juneteenth event. It gave the chance to invite folks to the community and learn more about the New Albany.
- B. Clerk of Council: Clerk Mason polled council and they agreed to decorate their carts on July 3rd. They also agreed to wear their navy t-shirts with their name on them in the parade. Council and staff further discussed cart decorating and having others drive/walk while they hand out candy. She asked council to RSVP for the city table at Taste of New Albany on July 30.
- C. Finance Director: Director Staats distributed the May monthly report. She stated 42% of the year was completed and the city was at 54% of budgeted revenues and 31% budgeted expenses. Revenues were tracking higher than 2022 due to a significant net profits tax collection in May. The General Funds revenues were currently projected to come in at ~\$2.9 million over the original budget. This was good, but the city still needed to be cautious. Income tax receipts were reflective of the net profits and individual tax, while withholding was lagging slightly. Expenditures were tracking as expected, with increased cost of operations, but expenditures were still below budget. As of the end of May \$7.78 million had been added to General Fund balances prior to transfers out. Director Staats further reviewed the collections, balances, funds, and investments in the report.

Mayor Spalding asked and Director Staats answered, based on what she knew thus far, this would be good year.

- D. City Manager: Director Joly asked about council's input on the pedestrian bridge bid on which City Manager Stefanov had requested feedback. Mayor Spalding stated council would address it under other business.
- E. City Attorney: No report.

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POLL FOR COUNCIL COMMENT:

Council Member Shull stated there would be a soft opening of the pickleball courts that Friday, weather depending. They wanted to get some video footage. If it rained, the soft opening would move to Tuesday, June 27. The ribbon cutting opening event was tentatively scheduled for the evening of July 11. There were plans for food trucks, music, etc. Council Member Shull thanked council for their feedback on the proposed signage. Temporary signs would go up first, to be followed by permanent signs.

POLL FOR PUBLIC COMMENT:

Kirk Smith, 6830 Central Collage Road, encouraged council to revisit O-79-2023. He was confused and heard conflicting things. If it went to public vote to allow for an existing area that was “dry” to be allowed to serve liquor permits – was one issue. He believed it was said earlier – that was to allow 5 liquor permits. The reason why council was now moving to these entertainment districts was to allow an addition group of liquor permits. In the Village Center, the city had maxed out the 5 and wanted to take it to 10 additional - to get to 15. He thought that was fine in the city center. At Sugar Run, he didn’t think they needed 15 liquor permits.

Council Member Fellows recalled that it would be 1 permit for every 5 acres, Sugar Run was about 35 acres –

Mr. Smith stated it was 37 acres.

Council Members Fellows and Shull said it would be a potential of 7 permits.

Mr. Smith asked, if the city didn’t turn it into an entertainment district, how may liquor permits would be allowed?

Mayor Spalding responded zero.

Council Member Wilttrout replied there wouldn’t be any available.

Council Member Fellows concurred it would be “dry.” People could vote on it – to make it “wet” – at the individual – *<speakers overlap>*

Council Member Durik stated, if this got approved, then it would go to ballot. Then it was up to the residents. If the residents passed it, then it would be the allowed number of permits. But, if it got turned down, then there were none. Council wasn’t approving liquor licenses. It was approving the opportunity for residents to decide what happened.

Mr. Smith said he thought it was two levels.

Council and Mr. Smith further discussed the process. *<speakers overlap>*

June 20, 2023

Mayor Spalding said he thought everyone had gotten a 101-level education on liquor permits at this meeting – the differences between “wet” and “dry” – entertainment district versus not entertainment district. It was confusing and why lawyers were needed – it was very technical.

Council Member Fellows said it would remain “dry” at Sugar Run unless the voters voted to make it “wet.”

Mayor Spalding added, if they voted yes to make it “wet,” it would be limited to –

Law Director Albrecht stated it would be 1 for every 5 acres – 35 acres equaled 7.

Council Member Brisk asked if council had any other ability to limit if it didn’t want 7? She knew the city got input on requested liquor licenses.

Law Director Albrecht responded, if it was a Community Entertainment District (CED), they were allowed 1 liquor permit for every 5 acres. The city didn’t have input on the number.

Council Member Fellows said they got 7, but they still had to go to the state.

Law Director Albrecht agreed they still had to go to the state for approval - at which point, they got the available permits.

Mayor Spalding recalled that, after they got the license, council got a level of review on a periodic basis.

Council Member Brisk asked if council had approved a district where there could be 7 bars?

Law Director Albrecht answered that he didn’t believe the city had done that.

Council Member Brisk understood that the city had other ways of limiting that – when the development plan came.

Law Director Albrecht stated, once the CED was approved, they had the right to have those permits.

Council Member Brisk said, if there was no restaurant, who would get the permit? A senior center may or may not get a permit for their seniors - but the city still had a lot of say in what this started to look like and how it developed.

Law Director Albrecht agreed that the developer still went through the Final Development Plan and those processes to set up what was in the development. It would depend on what the developer brought to the table.

June 20, 2023

Mayor Spalding said, in the zoning approval, there were some very specific criteria on what percent was commercial, what was residential, and what was retail.

Law Director Albrecht agreed that those parameters already existed. The developer could bring 7 restaurants, or whatever it was, with those permits. They would be eligible for it.

Council Member Fellows said, again, the voters would decide, which was the most important thing.

Law Director Albrecht said correct, “wet” or “dry.”

Council Member Kist asked if the text in the zoning superseded anything that would be approved in the CED – as far as the use of the space. Council Member Brisk stated she was asking the same. Council Member Kist said, if they only had a certain square footage to put restaurants in -

Law Director Albrecht agreed. If the developer wanted to have 7 establishments with liquor, they would have to fit those 7 establishments within the confines of the zoning.

Council Member Brisk asked if the CED had to include residential portion of the district.

Law Director Albrecht stated the applicant for the CED, the land owner, marked up the district. It was probably wiser to make it bigger.

Council Member Fellows asked if council could go back and suggest that council only wanted the commercial acreage to be in that zone, not the residential.

Law Director Albrecht replied that the applicant submitted the application. Council could disapprove it - and there was a process, if it was disapproved, regarding how they came back. But it was up to the applicant to present how they wanted it presented.

Council members briefly discussed other areas for possible CEDs and the availability of non-alcoholic beverages.

EXECUTIVE SESSION:

Mayor Spalding moved that council go into executive session pursuant to Ohio Revised Code 121.22 (G)(3) for conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action. Council discussed an executive session for appointment of a board member. As it was not on the agenda, council agreed to postpone that conversation to the next council meeting. Council Member Shull seconded and council voted with 7 yes votes to go into executive session at 8:50 pm.

Mayor Spalding moved that council come out of executive session and resume the regular meeting. Council Member Shull seconded and council voted with 7 yes votes come out of executive session

June 20, 2023

and resume the regular meeting. Council resumed the regular meeting at 9:15 pm.

OTHER BUSINESS:

Board and Commission Appointment

Clerk's note: this matter was postponed to the next council meeting per discussion under Executive Session.

Pedestrian bridge motion:

Mayor Spalding recalled that 3 pedestrian bridges went out to bid and the bid came back over the engineer's estimate. Director Barker and staff reached back out to the contractor to see if they would be willing to submit a lower bid for 2 bridges. The updated the price for the work was \$926,634, reducing the bid down by about \$250,000. Council could approve the contract as it was bid out over the engineers estimate, not award the contract, or approve the reduced amount that the contractors agreed to for 2 bridges.

Council Member Kist stated constructing the 2 bridges now was a good compromise. The city could come back and bundle the 3rd bridge in another project. Council Member Durik concurred that contracting for 2 bridges was a good solution.

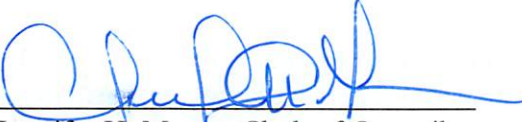
Council Member Shall stated he didn't like going over 20% over the estimate with the bid. This was a compromise. He thought 2 was better than 3. Several council members agreed.

Mayor Spalding moved that the city provide authority to the city manager to enter into a contract with the contractor to do 2 of the 3 bridges, eliminating the Ealy bridge portion of the project, for a total amount of \$926,634.71. Council Member Wiltout seconded and council voted with 7 yes votes to approve the motion. Motion passed.



ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Kist seconded to adjourn the June 20, 2023 regular council meeting at 9:18 pm.

ATTEST:



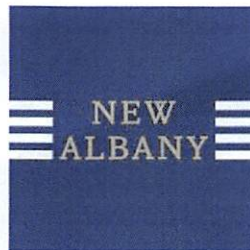
Jennifer H. Mason, Clerk of Council

Sloan Spalding, Mayor
Marlene Brisk
President Pro Tem
Date 7/5/23

*New Albany City Council Meeting
June 20th, 2023
7 pm*

- Team Introduction
- Overview of Partnerships
- Presentation of Concept
- Expression of Support
- Questions



Original Concept





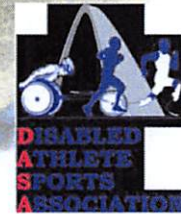
2017 proposal



Potential for Miracle Park of New Albany



- All-sports, all-access indoor pavilion (soccer, basketball, golf, etc..)
- Adaptive Sports Medicine programs
 - Regional/national pediatric Paralympics
- Local/Regional/*National* Special Olympics
- Local/Regional/*National* Miracle League events
- Local/Regional Special Education programs
- Local School educational programs/special education inclusion/physical education (*SAFE* program)

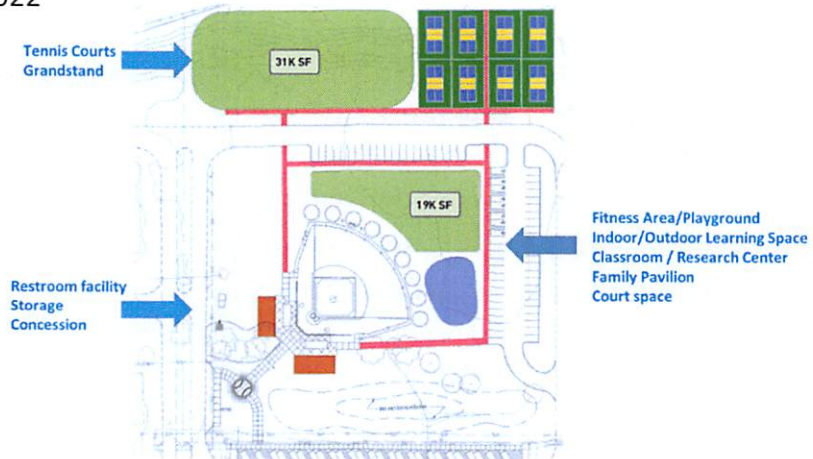


Time Line



Time Line

2022





MIRACLE PARK OF NEW ALBANY
The Region's First Adaptive Sports Complex



NEW ALBANY MIRACLE LEAGUE PARK CONCEPT - DRAFT

MKSK

THE POWER OF ABILITY
AdaptiveSportsConnection.org
BOUNDLESS DETERMINATION

THE MIRACLE LEAGUE
of New Albany

NATIONWIDE CHILDREN'S

BUDDY UP FOR LIFE

Special Olympics

WOUNDED WARRIOR PROJECT

ADAPTIVE SPORTS CONNECTION

EMPOWERING ADULTS, INDIVIDUALS, VETERANS, FAMILIES & COMMUNITIES

POWER OF ABILITY

ADAPTIVE SPORTS CONNECTION



Adaptive Sports Connection's mission is to break through limitations with adaptive innovation, ensuring people of ALL abilities the health benefits, freedom, and sense of belonging from recreation and outdoor experiences.



OUR ADAPTIVE COMMUNITY

1 in 4 Adults in Ohio have some type of disability

1 in 20 Children in Ohio have some type of disability

Mental health challenges are the leading cause of disability and poor life outcome in young people. There is an increase in depression, anxiety and suicidal ideation.

The US Surgeon General recently released a call to action for connection – let's answer that call together!

66% GROWTH

in participant visits over the past four years



1,345

participant visits

103% INCREASE

in volunteer hours over the past four years



1,745

volunteer visits

3,000+

family and friends



504

volunteers



230% INCREASE

in number of events over the past four years





228


events last year



Disability and HEALTH

Adults living with disabilities are more likely to:


	With Disabilities	Without Disabilities
 BE OBESE	38.4%	24.4%
 SMOKE	30.3%	16.7%
 HAVE HIGH BLOOD PRESSURE	41.7%	26.3%
 BE INACTIVE	36.3%	23.9%





2,322,751 adults in Ohio have a disability

This is equal to 25% or 1 in 4 adults in Ohio

Adults living with disabilities are **3X** more likely to have heart disease, stroke, diabetes, or cancer



“This week, my wife and I attended an event supporting the [Adaptive Sports Connection](#). Their inspiring Bikes to Go program, which we got to see first-hand last summer, helps children and adults own a bike that’s tailored to meet their needs and abilities. Changing lives for the better!” Kirt Walker

Campaign Vision

Adaptive Sports Connection's \$15 Million Power of Ability Initiative is answering the call to develop innovative evidenced-based adventure programs that establish and scale community connection. Through our Adventure and Wellness Lodge, and Adaptive Sports Complex, we are designing environments that promote connection and contribute to the health and wellbeing for people of ALL Abilities.

The Power of Ability Initiative will include:



Construction of a one-of-a-kind Adventure and Wellness Lodge and Adaptive Sports Complex bringing veterans, children, and individuals with diverse abilities together from across Ohio for therapeutic outdoor recreation, retreats, and education.



Youth Program Expansion to reach more children with diversabilities across Ohio. We bring our adaptive programs to communities through innovative partnerships like the Cleveland Clinic Fresh Air Camp.



Get Out Adventures - our social enterprise offering inclusive outdoor experiences for EVERYONE and designed to sustain and support our more intensive adaptive programming.



POWER OF ABILITY



The Walter Foundation

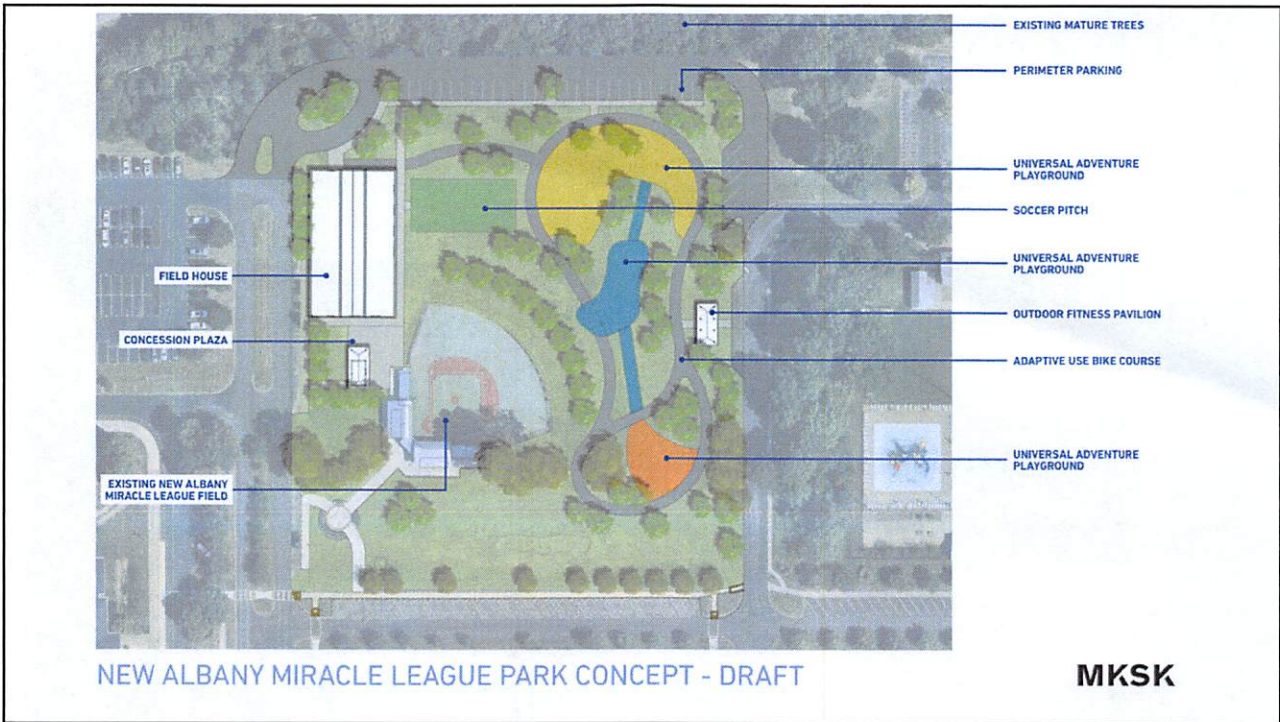
and numerous individuals and foundations



Champions of Ability

POWER OF ABILITY

We have raised \$6 Million to Date



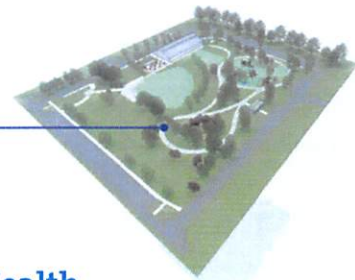
FIELD HOUSE

- Adaptive Pickleball
- Expanded Adaptive Soccer
- Rock Climbing
- Fitness and Movement Classes
- Indoor Cycling
- Adaptive Basketball
- Adaptive Yoga
- Adaptive Archery
- Adaptive Volleyball
- Adaptive CrossFit
- Adaptive Dancing / Cheer
- Adaptive Cycling Center
- Volunteer Training
- Partnerships with Special Olympics Buddy Up for Life



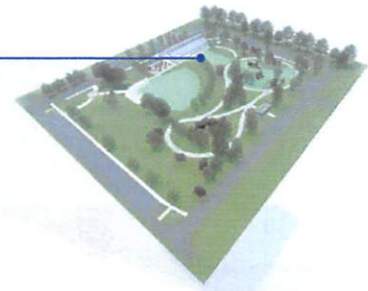
ADAPTIVE USE BIKE COURSE

- Adaptive Cycling Hub
- Bikes to Go Hub
- Discover Cycling: In partnership with Ohio State University Medical Center and Ohio Health therapists
- Accessible Course Topography



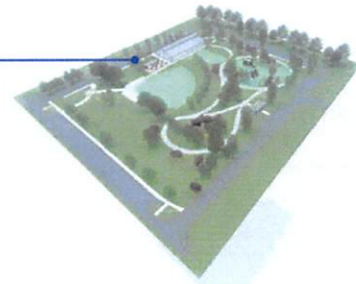
OUTDOOR ADAPTIVE SOCCER

- **Discover Soccer for All**
- **Inclusive Youth Soccer Program**
- **Amputee Soccer Team:** In partnership with Columbus Crew and USA Amputee Soccer Association



CONCESSIONS PLAZA

- **Concessions Area:** Fully equipped concession to support all Miracle League of New Albany activities as well as outdoor activities throughout the park
- **Storage Area:** Provide storage for Miracle League of New Albany equipment, media/AV equipment, and additional needs
- **Donor Recognition:** "Hall of Fame" wall to recognize donors to the Miracle League of New Albany for 5K+ level donors
- **Family Plaza Area:** Picnic style seating area between concession building and shared bathroom entrance within the field house to accommodate entire park setting



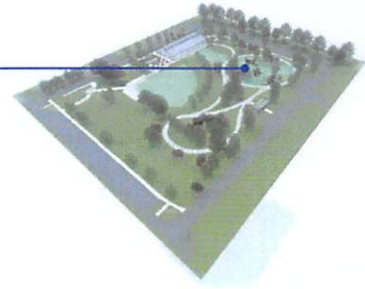
OUTDOOR FITNESS PAVILION

- **Outdoor Fitness Space:** Accommodate an open air, 20'x40' dimension area for fitness classes, open exercise area
- **Classroom Space:** Programmed as outdoor educational space for adaptive partners (i.e. Buddy Up for Life), special education or NCH sponsored adaptive sports education
- **Community Event Space:** Allows for fundraising events, group events, community awareness events, core area for community fitness events (bike races, running events, etc.)



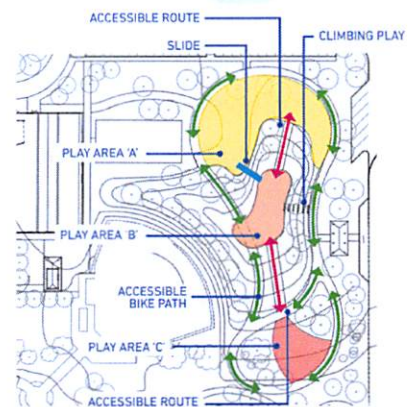
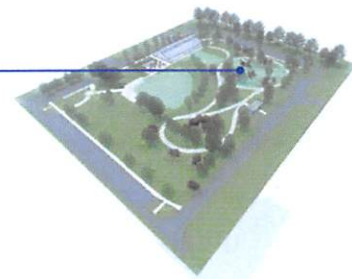
UNIVERSAL ADVENTURE PLAYGROUND

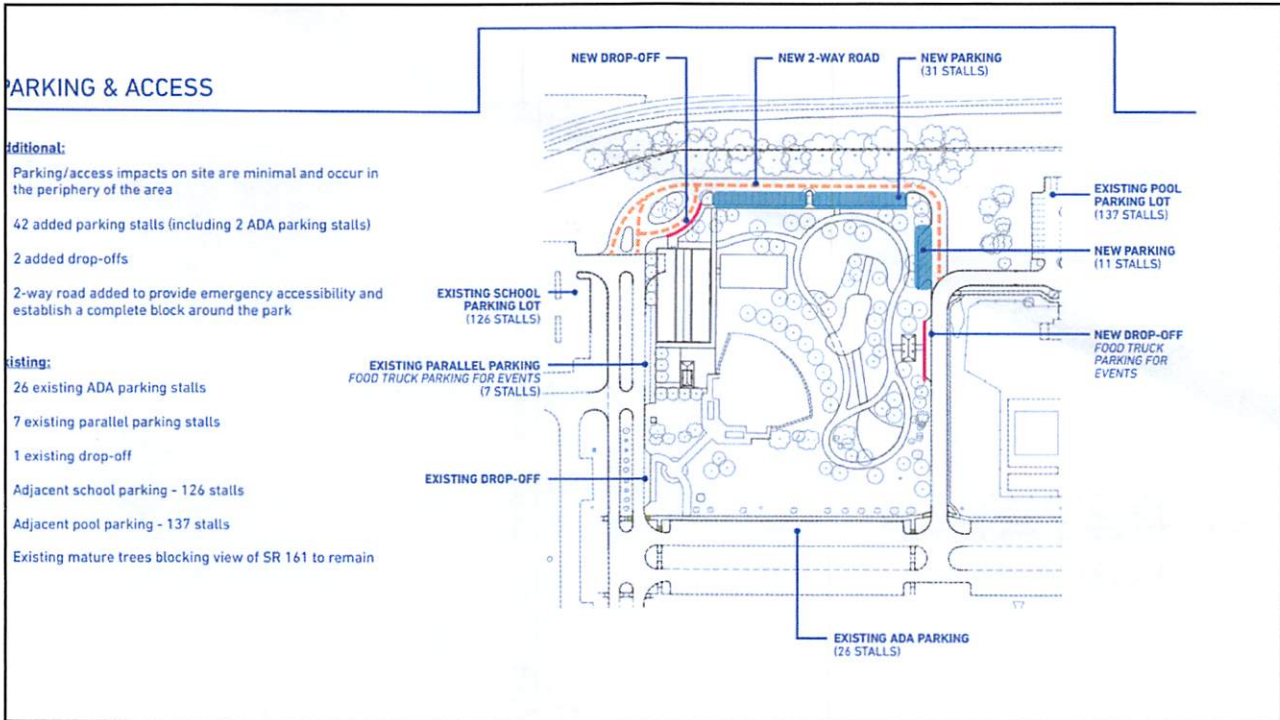
- **Socialization:** Foster and develop children's social skills
- **Destination:** An oasis – a place to play, imagine, socialize, and just belong
- **Exercise:** Includes equipment for young adult and adults who use wheelchairs
- **Volunteering:** Opportunities for local volunteer support
- **Community:** Collaboration with families and businesses brings communities together



UNIVERSAL ADVENTURE PLAYGROUND

- **Physical Inclusion:** A central theme of this playground is to provide a space for children from all ability levels
- **Accessible Grading:** Playground topography to allow universal access for children and adults
- **Parent Integration:** Inclusion of parents of children with disabilities
- **Parents with Disabilities:** Consideration for adults with disabilities and spaces for them to play with their children
- **Variety of Play:** Distinct play areas offered for different age groups or types of play





COST ANALYSIS

- Fieldhouse..... 4.46M
- Concession Building and Plaza..... 300K
- Outdoor Fitness Pavilion..... 230K
- Soccer Pitch..... 190K
- Adaptive Use Bike Course..... 225K
- Universal Adventure Playground... 1.4M
- General site development..... 260K
- Parking/Drive Lane..... 625K
- Landscape Improvements..... 186K
- *Soft Costs/Contingencies/CM..... 1.97M*

Per MKSK/Ruscilli

1st State/Regional Adaptive Sports Complex



Thank you



Special thank you to MKSK