



Community Development Department

MONTHLY REPORT

October 2024

Professionalism

Reliability

Creativity

Service

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COMMUNITY ENGAGEMENT AND OUTREACH OCTOBER 2024

Business Meetings & Events

German American Semiconductor Cities Network (GASCN) Roundtable (October 1)
Data Center Session: Panel Prep (October 2)
MA Design ECOS Kickoff (October 8)
Mannik & Smith Group Introduction (October 11)
GASCN Planning Meeting (October 16)
BizConnect Prep with Canine Companions (October 16)
Mount Carmel Emergency Department Ribbon Cutting (October 17)
Edged Energy Groundbreaking (October 18)
New Albany and AEP Quarterly Meeting (October 21)
Vantage Groundbreaking (October 25)
Site Visit Canine Companions (October 28)
Heath-Newark Licking County Port Authority Lunch and Learn (October 29)
New Albany and WAEDC Touchbase (October 30)
COMP Introduction (October 30)
EPN Introduction (October 31)
GASCN Chandler Visit (October 20-23)

Professional Development Organizations

Mid Ohio Development Exchange Board (MODE) Meeting (October 1)
Economic Development Advisory Council (October 4)
MODE Programming Subcommittee Meeting (October 4)
Oklahoma University Economic Development Institute (October 13-17)
New Albany Chamber 101 (October 22)

Business Retention and Expansion Meetings

There were no business retention and expansion meetings in October

COMMUNITY ENGAGEMENT AND OUTREACH OCTOBER 2024

Presentations & Tours

Vantage Staff New Albany Tour—1 person (October 7)

Congressman Balderson Business Park Tour—16 people (October 8)

SE Asian Delegation—11 people (October 11)

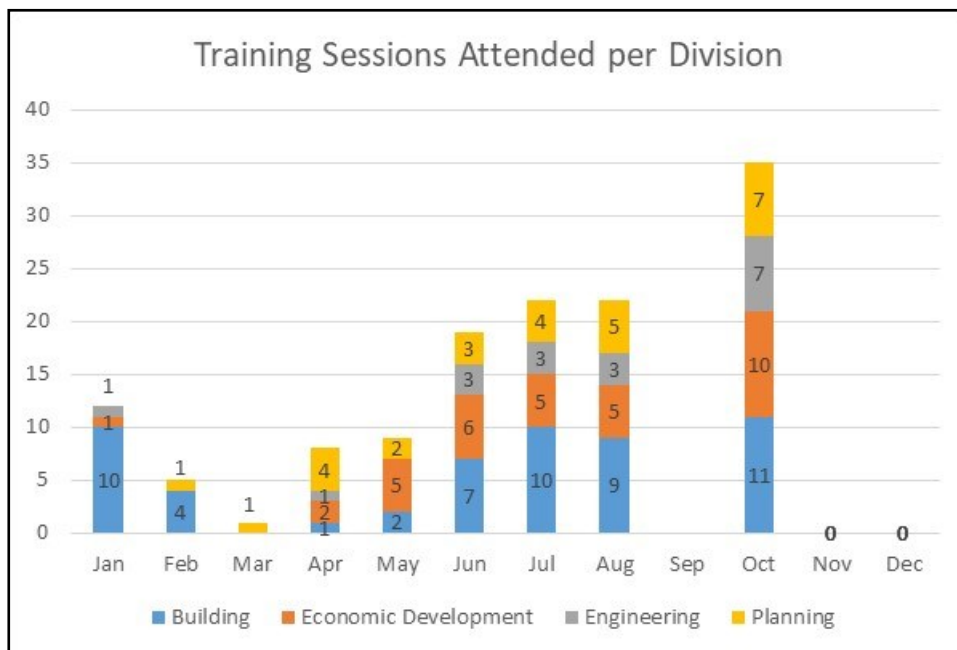
The Evolving Changes & Rising Demands of Data Centers—55 people (October 23)

German American Semiconductor Cities Network Presentation—30 people (October 25)

New Albany Community Foundation Business Park Tour— 19 people (October 28)

Transportation Research Center (TRC) Inc. Tour—(October 29)

Training Highlights



BOARD AND COMMISSIONS OCTOBER 2024

Planning Commission: October 21, 2024

Applications:

Type: Conditional use
Location: 4761 Kitzmiller Road
Applicant: Fullerton Engineering c/o Nora Geci
Request: Conditional use to allow for a 34' extension on an existing cell tower
Zoning: C-PUD, Comprehensive Planned Unit Development
Board Action: Approved

Type: Variance
Location: 3805 Coldicott Leys
Applicant: F5 Design c/o Todd Parker
Request: Variance to C.O. 1165.04a)(1) to allow a detached garage to be 995 square feet
Zoning: I-PUD, Infill Planned Unit Development
Board Action: Denied

Other Business:

1. Informal review of the NACC Section 30 rezoning and preliminary plat application
2. Attendance of Members Rule Update—Amendments to C.O. 159.02(d)

Board of Zoning Appeals: October 28, 2024

Applications:

Title: Variance
Location: 13700 Jug Street
Applicant: Zoning Resources c/o Rebecca Green
Request: Variances to C.O. 1169.16(d) relating to the signage and sign relief for Pharmavite
Zoning: L-GE, Limited General Employment
Board Action: Approved

Other Business:

1. City code amendment workshop: codified ordinance 1169 Sign Regulations Update
2. Attendance of Members Rule Update—Amendments to C.O. 159.02(d)

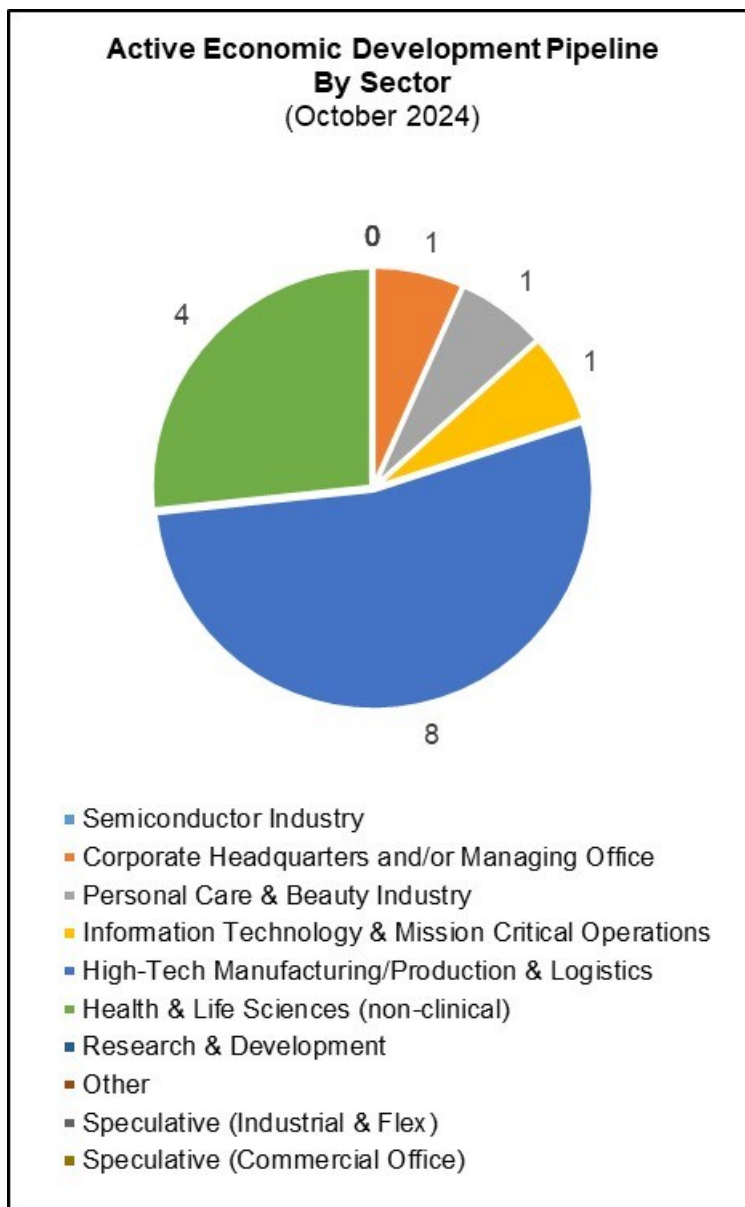
ECONOMIC DEVELOPMENT UPDATES OCTOBER 2024

Active Economic Development Pipeline

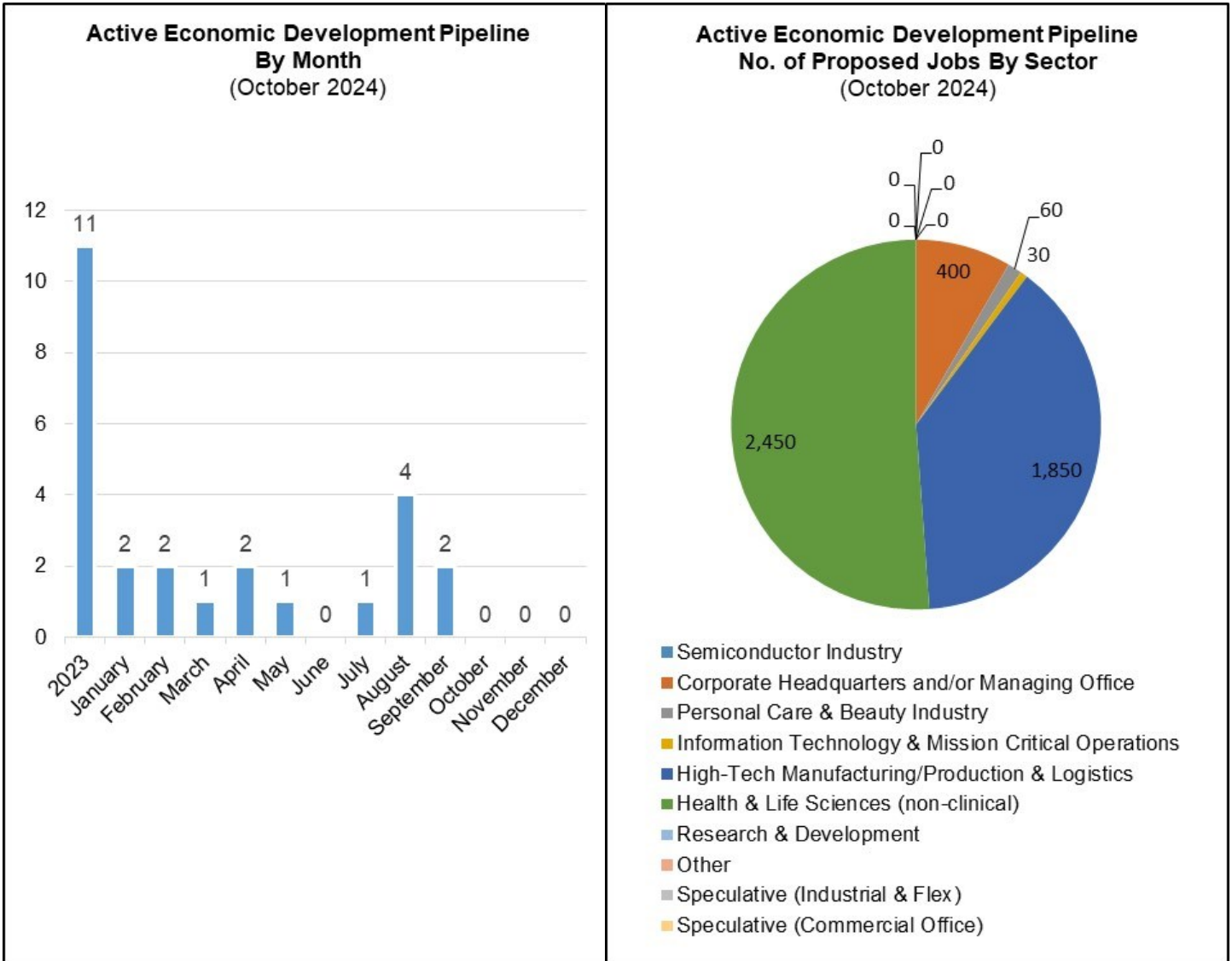
(Including Site Selection Requests For Information)

In October, the department did not respond to any site selection requests. The department reviewed a total of five requests and determined that those could not be met in New Albany due to the number of acres needed, utility demands or type of industry.

In 2024, the department has responded to fifteen site selection requests. Currently, the department has an active portfolio of approximately 26 projects with the top site uses representing the High-Tech Manufacturing/ Production & Logistics cluster.

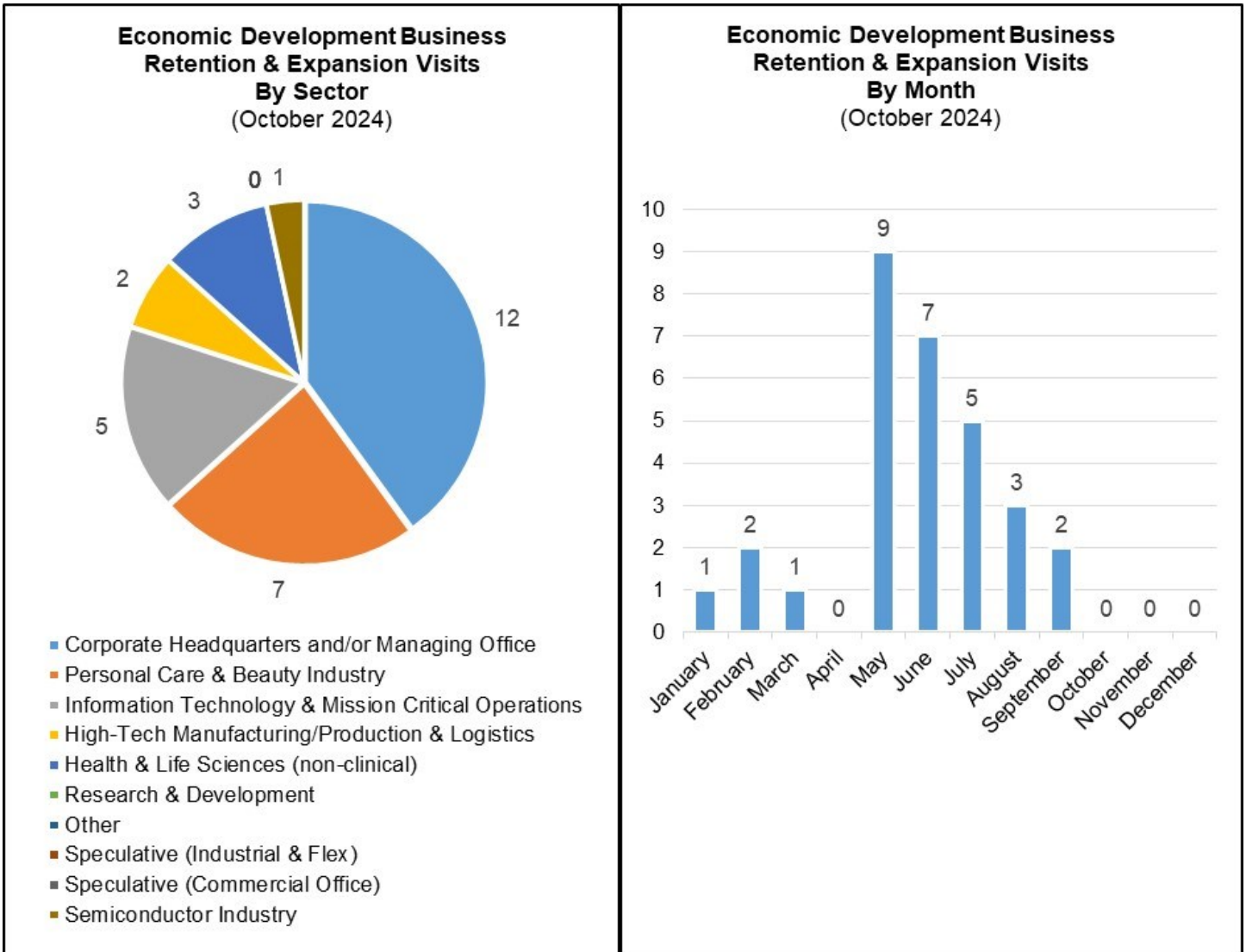


ECONOMIC DEVELOPMENT UPDATES OCTOBER 2024



ECONOMIC DEVELOPMENT UPDATES OCTOBER 2024

Business Retention & Expansion Meetings



ECONOMIC DEVELOPMENT UPDATES

OCTOBER 2024

Economic Development Special Projects

Bike Share Update

The economic development department and public service department are working together to install three new bike stations within the city. The locations include Taylor Farm Park, Rose Run Park and the COTA Park and Ride. This month, the economic development staff ordered all new bike racks and bicycles. The public service department assembled the new items. The next steps for the project will be pouring the concrete pads in the spring of 2025.

Broadband Improvement Study Update

The community development department continues to evaluate the city's broadband infrastructure in partnership with the contract CIO. The city recently issued a resident broadband survey and will be working in partnership with the contract CIO to interpret the results into actionable next steps. The city is currently reviewing the first iteration of the contract CIO's final deliverable, which will include the resident broadband survey results.

INNOVATE NEW ALBANY OCTOBER 2024

Website Data & Statistics

Year-to-date the website has 174,705 total views with 1,660 returning website users.

October 2024 Metrics by Page

Page title and screen name	Views	Returning users	Views per active user	Average engagement time per active user	Event count	Bounce rate
Total	7,159 <small>100% of total</small>	235 <small>100% of total</small>	3.23 <small>Avg 0%</small>	33s <small>Avg 0%</small>	16,314 <small>100% of total</small>	46.23% <small>Avg 0%</small>
1 Innovate New Albany A Great Place to Raise a Company New Albany, Ohio	1,362	70	1.20	21s	3,610	23.34%
2 Display - Events - Innovate New Albany New Albany, Ohio	1,119	15	34.97	0s	1,203	72.34%
3 The State of Venture in Ohio ® - 2024 - Innovate New Albany	1,055	50	1.82	12s	2,620	32.28%
4 Rev1 Ventures' Signature Programs for Entrepreneurs - Innovate New Albany	722	44	2.02	15s	1,583	35.86%
5 Know Thine Customer: How to build personas that help you reach your ideal buyer - Innovate New Albany	635	0	1.64	8s	1,434	25.42%
6 Unlocking SBA Lending Opportunities for Small Businesses - Innovate New Albany	348	39	1.29	19s	826	22.04%
7 Learn to Code: SQL Edition - Innovate New Albany	320	0	0.98	6s	617	14.85%
8 What are TIGER Events? - Innovate New Albany New Albany, Ohio	235	18	1.07	9s	591	18.67%
9 Unleashing the Power of Generative AI: Navigating the Future of Programming - Innovate New Albany	154	34	2.03	43s	488	47.9%
10 Events from October 11 – December 4 – Innovate New Albany	104	29	1.70	46s	231	26.51%

INNOVATE NEW ALBANY OCTOBER 2024

MailChimp Section – October 2024

Subscribers: 3,941 (+23 compared to last month)

Avg. Open Rate: 32.53% (+2.17% compared to last month)

Avg. Click-Thru Rate: 4.93% (+03.35% compared to last month)

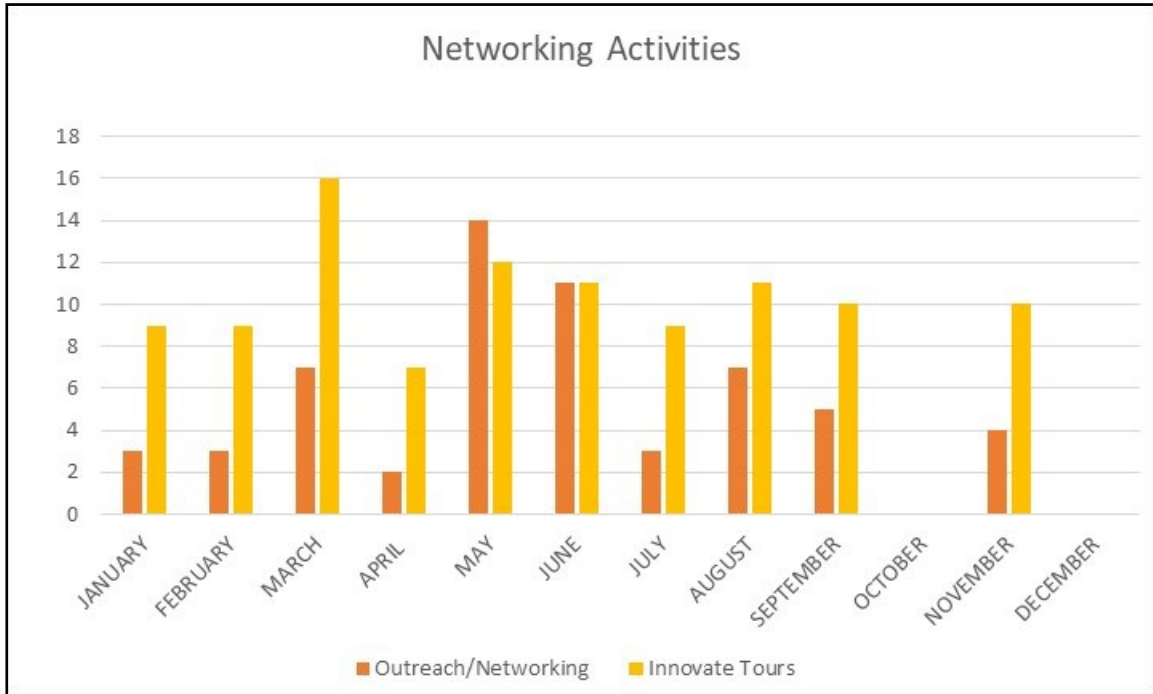
Metrics by Campaign

From 10/01/2024 until 10/31/2024

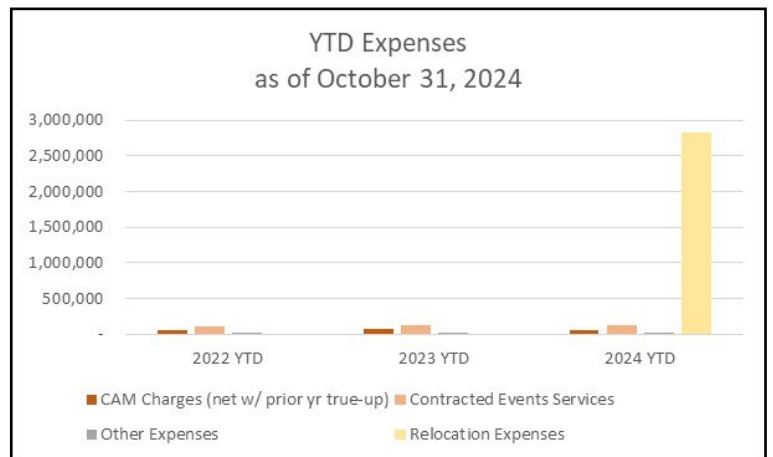
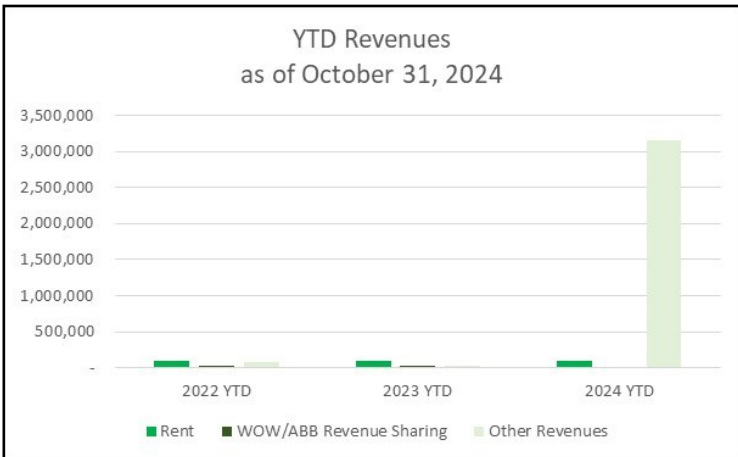
Campaign	Sent On	Unique Opens	Open Rate	Unique Clicks	Click Rate
Tue 10/28 - TIGER ☐ Email - Next 2 Events - Fri 11/1 & Wed 11/6	10/29/2024	1,199	30.47%	591	2.85%
Thu 10/24 - TIGER ☐ Email - Next 2 Events - Last Call for Fri 10/25 + Next One on Fri 11/1	10/24/2024	1,186	30.16%	1,158	4.37%
Tue 10/22 - TIGER ☐ Email - Next 2 Events - 10/25 & 11/1	10/22/2024	1,234	31.38%	1,145	4.63%
Thu 10/17 - TIGER ☐ Email - Last Call for State of Ohio VC + Next 2 Events	10/17/2024	1,247	31.75%	992	4.18%
Mon 10/14 - TIGER ☐ Email - Next 3 Events - New Event Added on Fri 11/1	10/14/2024	1,474	37.56%	2,040	10.88%
Wed 10/9 - TIGER ☐ Email - Next 2 Events - New Event Added on Fri 10/25	10/09/2024	1,356	34.64%	2,762	9.60%

INNOVATE NEW ALBANY OCTOBER 2024

Networking



CIC Financials (including Innovate New Albany)



INNOVATE NEW ALBANY OCTOBER 2024

October Event Overview






Events – October Overview

Event Name	Photo	Date	Event Type	Attendees
From Foundation to Flight: The Evolution of a Tech Enterprise		10/02/2024	TIGER Talk	51
Unleashing the Power of Generative AI: Navigating the Future of Programming		10/11/2024	TIGER Talk	59
The State of Venture in Ohio® – 2024		10/18/2024	TIGER Talk	80
Rev1 Ventures' Signature Programs for Entrepreneurs		10/25/2024	TIGER Talk	40

INNOVATE NEW ALBANY OCTOBER 2024

Upcoming Events




Future Look Ahead

Event Name	Photo	Date	Event Type
Unlocking SBA Lending Opportunities for Small Businesses		11/01/2024	TIGER Talk
Powerful Presentations Workshop		11/06/2024	TIGER Tools
The Web3 Vision: Building a Collaborative Future for Businesses and Customers.		11/13/2024	TIGER Talk
So You Want To ... Buy a Business?		11/13/2024	So You Want To ...
Expert Office Hours		11/15/2024	EOH

INNOVATE NEW ALBANY OCTOBER 2024

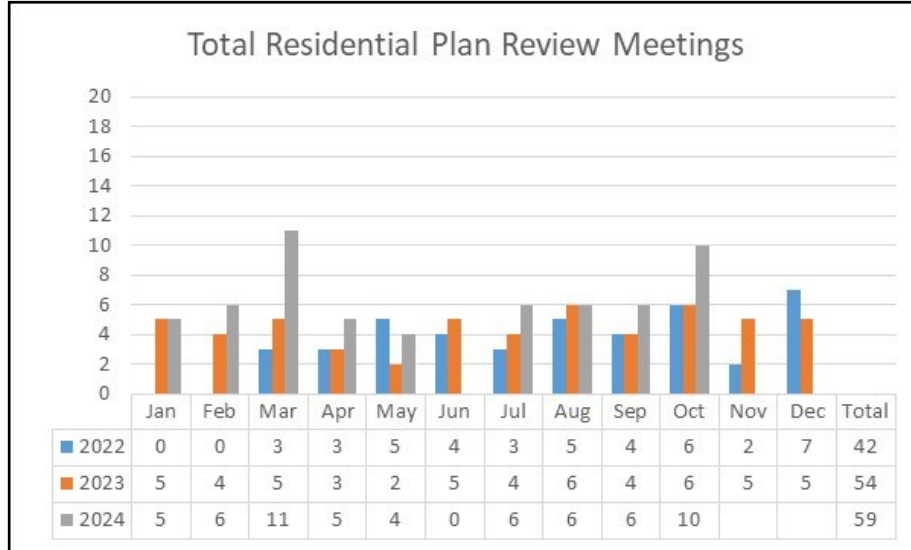
Upcoming Events

Future Look Ahead (Continued)

Event Name	Photo	Date	Event Type
Ordinary, But Extra – How Seemingly Little Things Make A Big Difference in Business		11/20/2024	TIGER Tools
Expert Office Hours		11/22/2024	EOH
Resilience in Action: Turning Stress into Strength through Emotional Mastery		12/4/2024	TIGER Tools
Expert Office Hours		12/6/2024	EOH
Expert Office Hours		12/13/2024	EOH
10th Annual Holiday Celebration of Innovation		12/14/2024	Annual Holiday Celebration
Expert Office Hours		12/19/2024	EOH

PLAN REVIEW OCTOBER 2024

Residential Walk-Through Meetings



The development department offers in person meetings for small residential projects with the contractor/owners and the zoning and building plan reviewers.

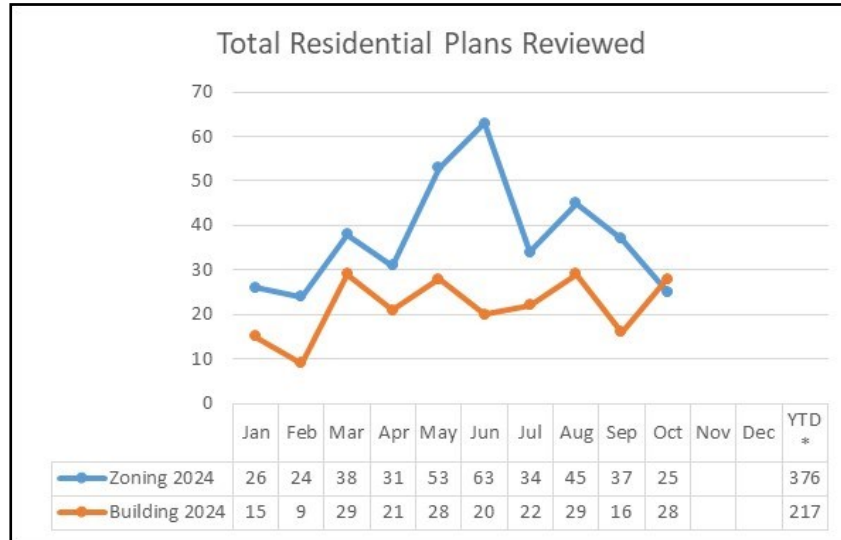
Commercial Walk-Through Meetings



The development department offers in person meetings for commercial projects with the contractor/owners and appropriate city staff to discuss new projects, plan review submissions and occupancy coordination.

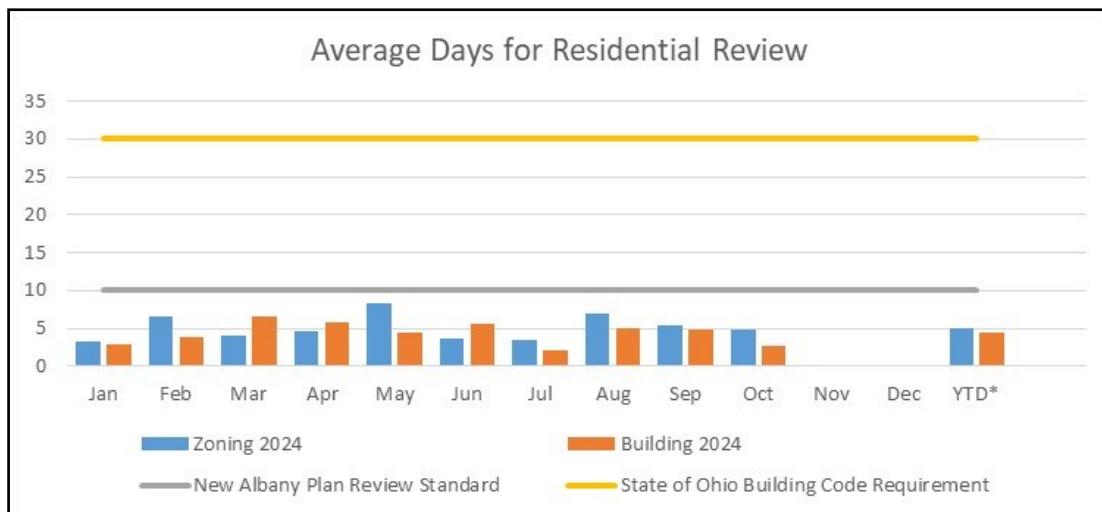
PLAN REVIEW OCTOBER 2024

Residential Plan Review



This graph shows the total number of residential plan reviews completed each month. This includes new projects, response to denials and revisions to approved plans.

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



This graph shows the average number of days for residential plan review for building and zoning completed each month. The state standard from the Board of Building Standards and the city standards are listed as solid lines for comparison.

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

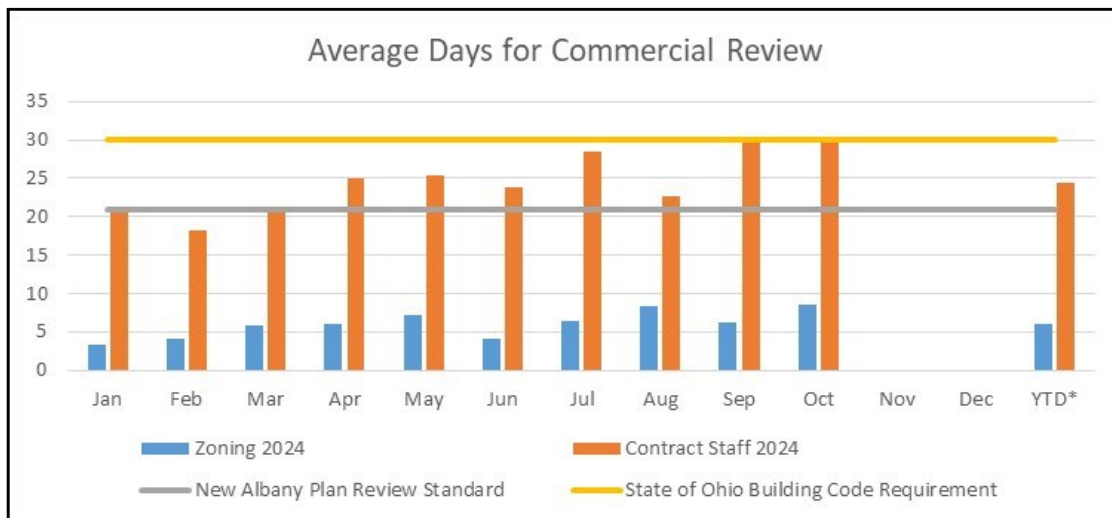
PLAN REVIEW OCTOBER 2024

Commercial Plan Review



This graph shows the total number of commercial plans reviewed each month. This includes new projects, response to denials and revisions to approved plans.

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



This graph shows the average number of days for commercial plans reviewed by building and zoning each month. The state standard from the Board of Building Standards and the city standards are listed as solid lines for comparison.

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

ENGINEERING OCTOBER 2024

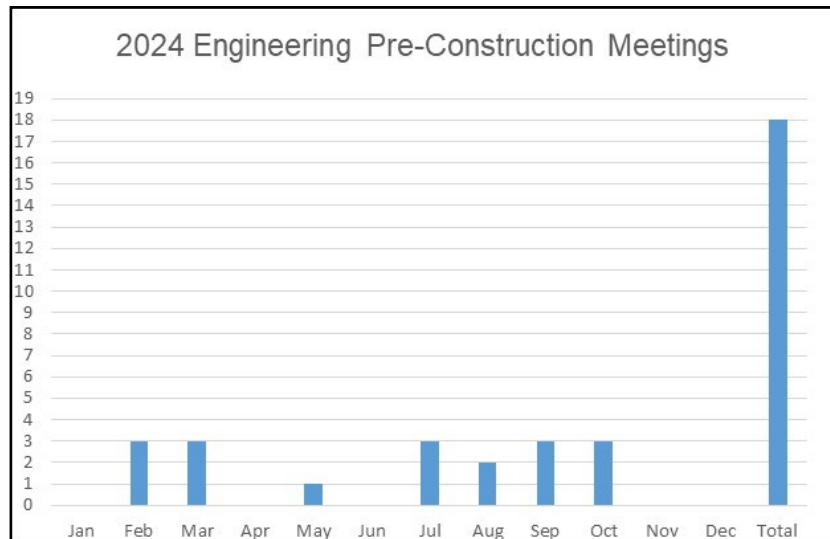
Engineering Plan Reviews

Project Name	Initial Submit Date	Comments Issued	Total Review Time (Days)	Review Time Standard (Days)
AEP Sauder Rd	10/02	10/24	22	18
Floodplain Permit	10/02	10/07	5	18
Faith Life Sanitary	10/21	10/31	10	18
Panda Express	10/21	10/28	9	18
Faith Life Site Plan	10/21	10/28	9	18
NBY Leisure Trail	10/21	10/28	9	18
Intel Laydown	10/04	10/04	1	18
NBY Hub	10/10	10/15	5	18
McDonalds	10/18	10/28	10	18
Christian Meeting Room	9/24	10/04	10	18
AWS Miller Rd Revision	10/21	10/28	9	18

Engineering Pre-Construction Meetings

Engineering held three (3) pre-construction meetings in October.

- Microsoft
- QTS 3 Haul Rd
- Cornerstone



ENGINEERING OCTOBER 2024

Projects in Design

Name of Project: Ganton Parkway Extension

Status: Initial survey is complete. Design is complete for portion in front of QTS. Design continues for the remainder of the proposed roadway.

Name of Project: Green Chapel Road Improvements, Phase 2

Status: Roadway design continues for portion between US 62 and Clover Valley Road. Right-of-way acquisition is in progress. Construction is expected to begin early spring of 2025.

Capital Improvement Projects

Name of Project: Mink Road Improvements and Clover Valley Road, Harrison Road and Jug Street Improvements

Notice to Proceed: Issued

Progress: Northbound lanes of Mink Street are open to traffic. Work continues in the southbound lanes. Final paving to be completed in November 2024.

Name of Project: Green Chapel Road Improvements, Phase 1

Notice to Proceed: Issued

Progress: Eastbound and westbound lanes are open to traffic. Punch list items are being addressed.

Name of Project: Clover Valley 2.0 MG Water Tank

Notice to Proceed: Issued

Progress: Tank was raised on October 19th. Construction continues on the remainder of the water storage tank.

Name of Project: Briscoe Parkway

Notice to Proceed: Issued

Progress: Roadway construction has been completed. Contractor is addressing punch list items.

Name of Project: Beech Road Water Booster Station

Progress: Contract was awarded on June 28th. Work to begin in November 2024.

Name of Project: 24" Water Main for Beech Road, Green Chapel Road and Clover Valley Road

Progress: Project has been awarded. Work to begin in December 2024.

FIELD WORK AND INSPECTIONS OCTOBER 2024

Code Enforcement Activity

Address: 6700, 6770, & 6800 Central College Road

Date of Complaint: August 28, 2024

Violations: Poor property maintenance, building enclosure, tall grass, poor landscape maintenance, unsecured structures, and accumulation of rubbish.

Complaint Description: The zoning officer conducted an inspection on August 29th and confirmed there are violations associated with the properties. The property owner contacted the zoning officer on September 18th and requested an extension. The property owner submitted applications and the city issued permits to demolish all three buildings. The property owner anticipates the work will be completed by mid November.

Status: Open

Address: 10153 Johnstown Road

Date of Complaint: December 8, 2022

Violations: Rubbish in the front yard, poor maintenance of lawn, unsafe structure, unsafe equipment, window and door frames, accumulation of rubbish or garbage, plumbing system hazards, prohibiting outdoor storage and accumulation, heating facilities required, and mechanical appliances.

Complaint Description: In 2022, the New Albany police and county humane society inspected the property due to complaints about animals from neighbors. The city zoning officer received video and photos of the property from the police department.

Activity: Since April 2024, all of the building code life safety and a majority of the zoning code violations have been addressed. On October 14th the zoning inspector found no zoning violations and closed the code enforcement case.

Status: Closed

Address: 9230 Pamplin Way

Date of Complaint: October 24, 2019

Complaint Description: Encroachment in a preservation zone.

Violations: Working without a permit, encroachment of a preservation zone, and not following the court agreement.

Activity: A resolution agreement for this property requires the removal of the paver patio from a conservation area, and then re-establishing this area with natural grasses and trees. In accordance with the agreement, the owner removed the paver patio and re-established natural grasses in the disturbed areas in 2022. During a subsequent inspection in 2024, the city staff observed that the naturalized grass had been removed and replaced with maintained turf grass and required tree plantings are not in the locations marked by the staff in accordance with the agreement. Based upon the city prosecutor's recommendation, the city staff proposed a new resolution agreement but the property owner did not agree with the terms of it so the city took court action. During the mayor's court hearing on May 30th the property owner requested the trial be transfer to the downtown Columbus Municipal Court. The property owner's attorney filed a motion to dismiss the case, but a judge denied it and found the conservation easement is an enforceable restriction. In October, the property owner's attorney and city prosecutor reached a deal requiring the homeowner to bring the property into compliance so the November 4th trial was cancelled. The city prosecutor is scheduling a follow-up arraignment date in December to confirm compliance with the deal.

Status: Open

FIELD WORK AND INSPECTIONS CONTINUED OCTOBER 2024

Code Enforcement Activity continued...

Address: 10135 Johnstown Road

Date of Complaint: February 3, 2016

Complaint Description: Multiple vehicles on the property and the welfare of the resident.

Violations: Unsafe structure, unsafe equipment, parking limitations, sanitation, accessory structures, motor vehicles, glazing, window and door frames, protective treatment, structural members, exterior walls, roofs and drainage, stairs and walking surfaces, accumulation of rubbish or garbage, plumbing system hazards, prohibiting outdoor storage and accumulation, heating facilities required, mechanical appliances, residential occupancy.

Activity: There have been no changes to the site's current condition. The city staff will continue to monitor this property quarterly.

Status: On observation

Commercial Inspections

Address: 9825 Johnstown Road, Chipotle

- **Date of Inspection:** October 14, 2024
- **Inspection Result:** Full Occupancy
- **Outstanding Items:** N/A.
- **Anticipated Completion:** Completed

COMMERCIAL PROJECT CONSTRUCTION STATUS OCTOBER 2024

Innovation Campus Way and Beech Road Corridor

Name of Project: Holiday Inn Express

Location: 1955 Beech Road

Square Footage: 60,164

Start Date: February 2021



Holiday Inn Express

Name of Project: Montauk Innovations—NBY5A

Location: 1101 Beech Road

Square Footage: 342,626

Start Date: November 2023

Name of Project: Montauk Innovations—NBY6A

Location: 1101 Beech Road

Square Footage: 288,530

Start Date: December 2023

Name of Project: DSV

Location: 2905 Clover Valley Road

Square Footage: 1,214,267

Start Date: October 2023



DSV

Name of Project: Pharmavite

Location: 13700 Jug Street

Square Footage: 218,795

Start Date: April 2023

Name of Project: Meta LCO DCB1

Location: 1500 Beech Road

Square Footage: 362,317

Start Date: September 2023



Pharmavite

Name of Project: Meta LCO DCB2

Location: 1500 Beech Road

Square Footage: 302,944

Start Date: September 2023

COMMERCIAL PROJECT CONSTRUCTION STATUS OCTOBER 2024

Innovation Campus Way and Beech Road Corridor continued...

Name of Project: NBY Hub 2

Location: 1101 Beech Road

Square Footage: 21,667

Start Date: October 2024

Name of Project: Vantage

Location: 3325 Horizon Court

Square Footage: 200,107

Start Date: October 2024

COMMERCIAL PROJECT CONSTRUCTION STATUS OCTOBER 2024

Walton Parkway / New Albany Road E Corridor

Name of Project: Edged Energy
Location: 6385 New Albany Road E
Square Footage: 205,974
Start Date: July, 2024



Edged Energy

COMMERCIAL PROJECT CONSTRUCTION STATUS OCTOBER 2024

Partial Occupancy Status

Name of Project: Duchess

Location: 2135 Beech Road

Expiration Date: July 10, 2024

Name of Project: Dunkin Donuts

Location: 9855 Johnstown Road

Expiration Date: July 13, 2024

Name of Project: Medical Center of New Albany

Location: 6455 W. Campus Oval

Expiration Date: N/A

Name of Project: Montauk Innovations, LLC (NBY3A)

Location: 1101 Beech Road

Expiration Date: June 30, 2024

Name of Project: Montauk Innovations, LLC (NBY3a Z2)

Location: 1101 Beech Road

Expiration Date: October 21, 2024

Name of Project: Taco Bell

Location: 8511 Smiths Mill Road

Expiration Date: November 4, 2024

Name of Project: Chipotle

Location: 9825 Johnstown Road

Expiration Date: November 15, 2024

Name of Project: Taylor Farm Park storage/restroom

Location: 5526 E Dublin Granville Road

Expiration Date: January 2, 2025

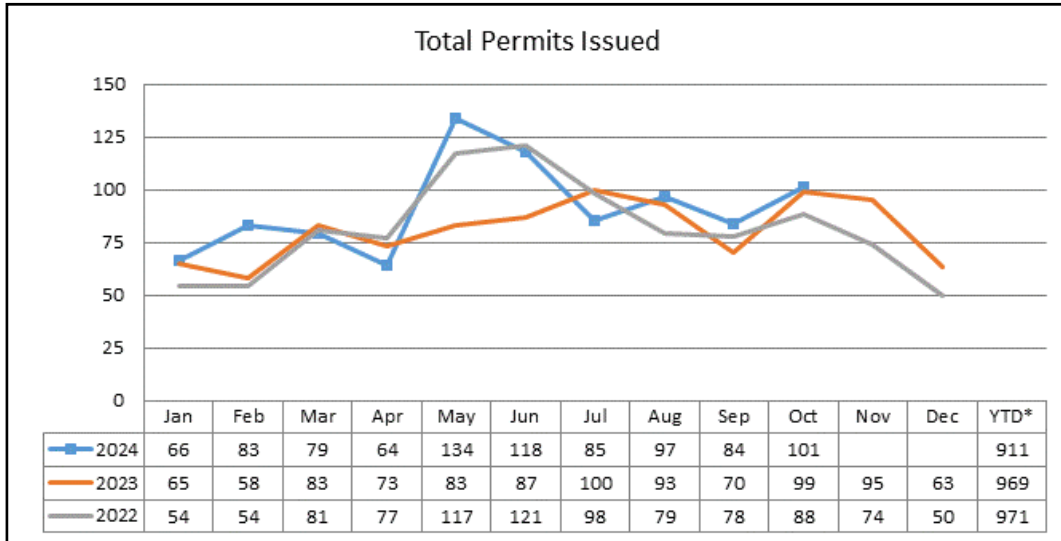
Name of Project: Montauk Innovations—NBY4A

Location: 1101 Beech Road

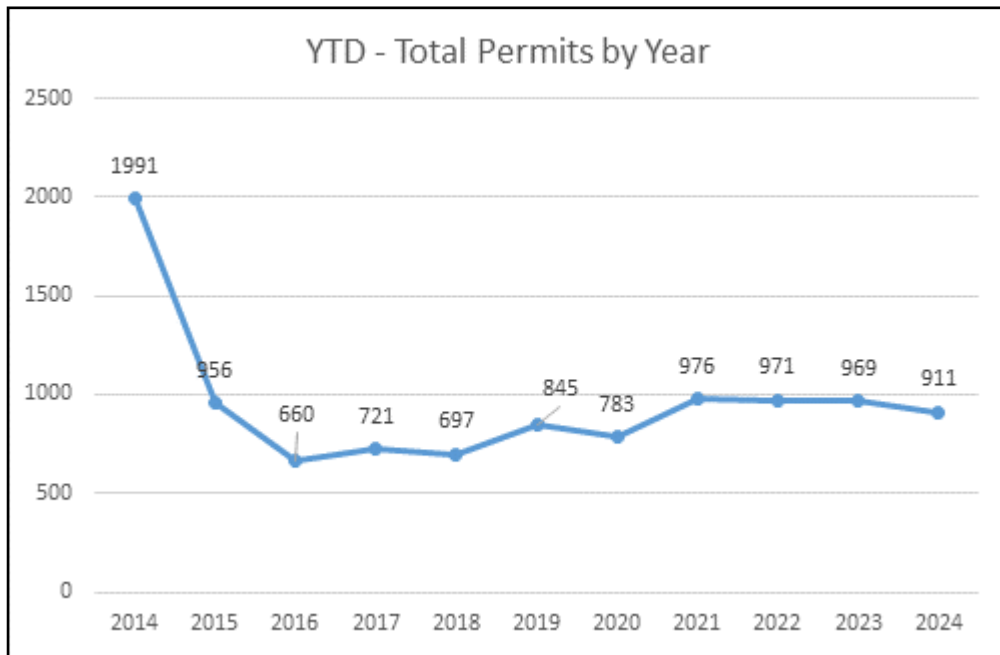
Expiration Date: March 24, 2025

BUILDING AND ZONING STATISTICS

OCTOBER 2024



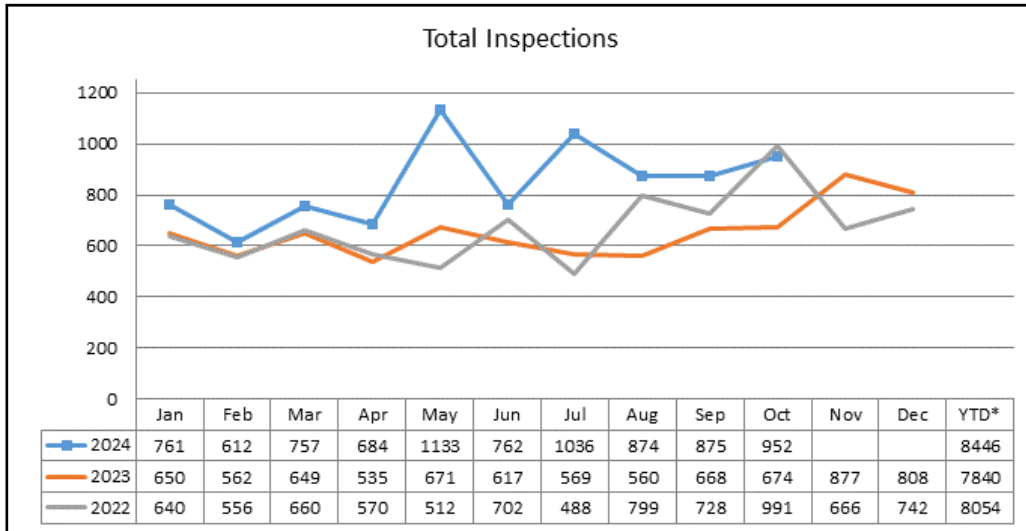
*YTD is the total from January to the end of current month.



This graph represents the number of building and zoning permits issued per year. The significant decrease in the total number of permits in mid-2015 is due to an internal change in process. The change in process combined all permits related to one project into a single permit for ease of tracking and overall project coordination. However, this change does not always reflect the number of plan/permit reviews in a single permit.

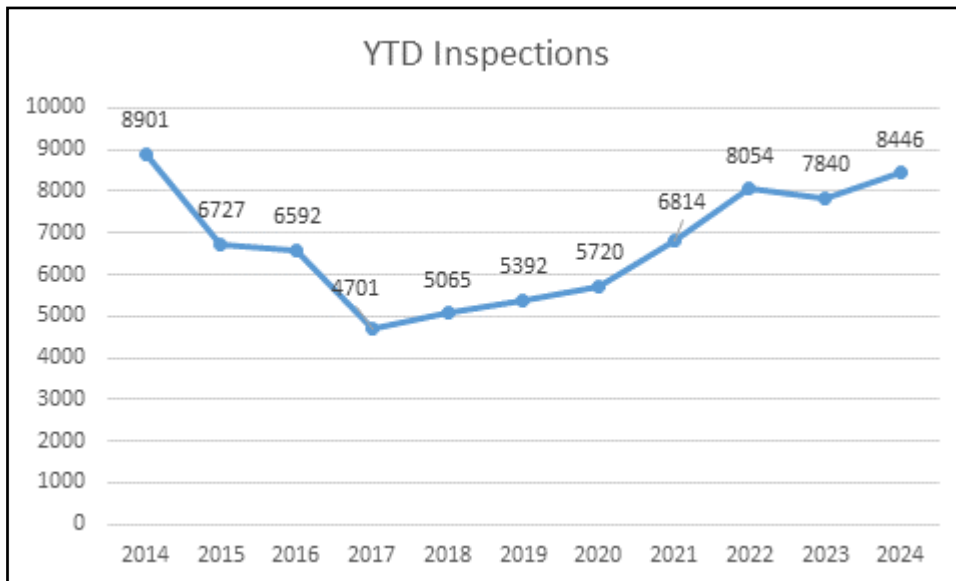
BUILDING AND ZONING STATISTICS

OCTOBER 2024



This graph represents the number of building and zoning inspections completed per month.

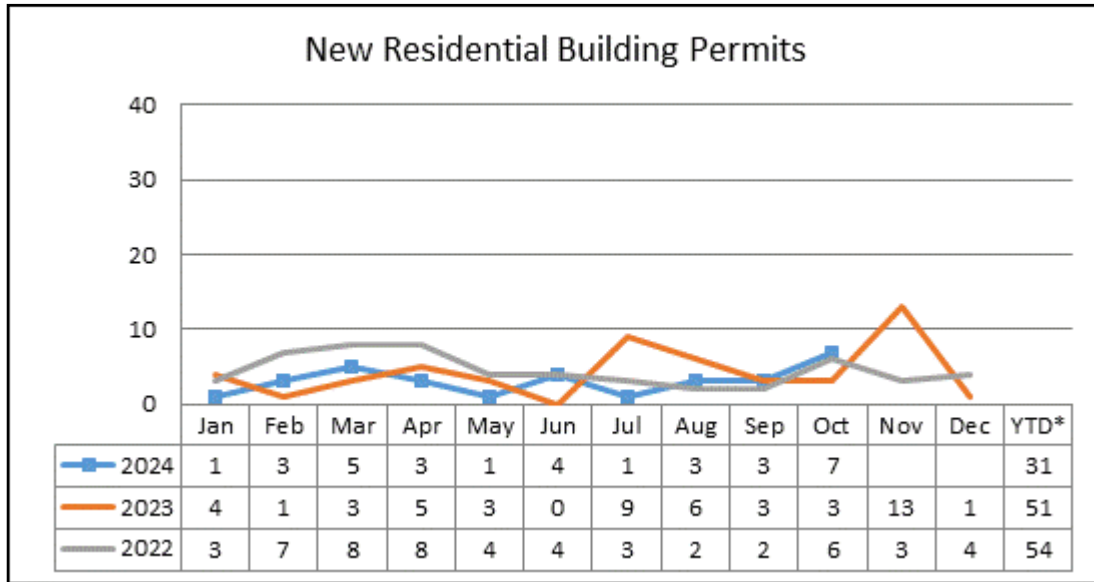
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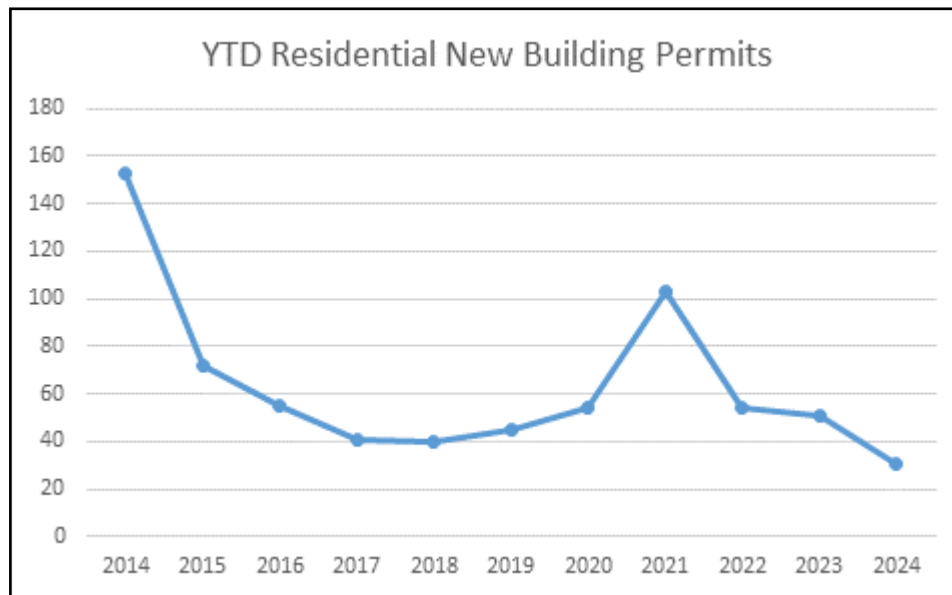
*YTD is the total from January to the end of current month.

BUILDING AND ZONING STATISTICS OCTOBER 2024



This graph represents the number of new residential permits per month over a three year period of time.

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



This graph represents the total number of new residential permits issued per year over a 10 year period.

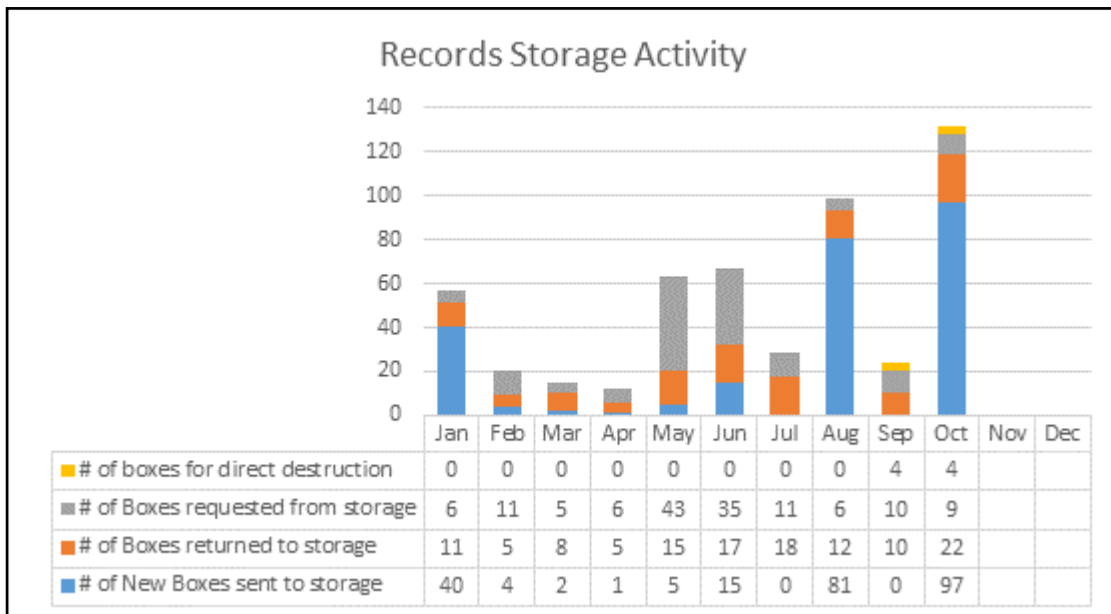
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BUILDING AND ZONING STATISTICS OCTOBER 2024

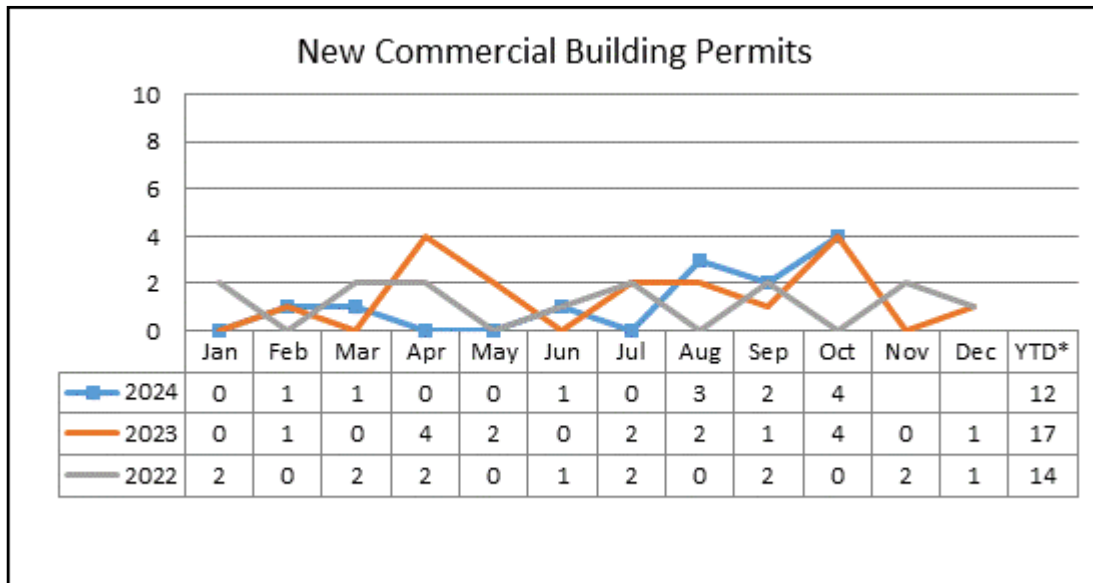
Subdivision Summary

Subdivision	Total lots	Permitted lots	Available lots
Woodhaven	60	9	51
Courtyard at New Albany	105	93	12
Nottingham Trace	240	142	98
NACC 28	66	57	9
NACC 29 (Oxford)	30	28	2
NACC 22	43	42	1
Hawksmoor	16	11	5
NA Links 13-1	19	18	1
NACC 20-3	23	21	2
NACC 11/11a	102	99	3
NACC 5a/c	35	34	1
Balfour Green	2	1	1
Crescent Pond	3	2	1
NACC 14	50	49	1
NACC 15aa	8	7	1
NACC 15e	23	22	1
NACC 27 (Straits Farm)	51	50	1
NACC 6	115	114	1
The Grange	2	1	1

RESIDENTIAL BUILDING STATISTICS OCTOBER 2024

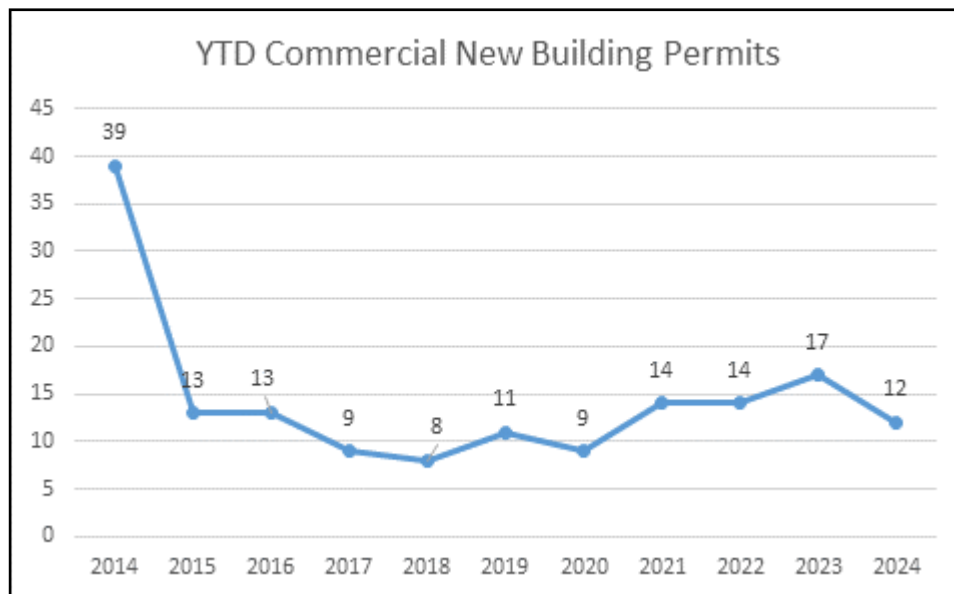


COMMERCIAL BUILDING STATISTICS OCTOBER 2024



This graph represents the number of new commercial building permits per month over a three year period of time.

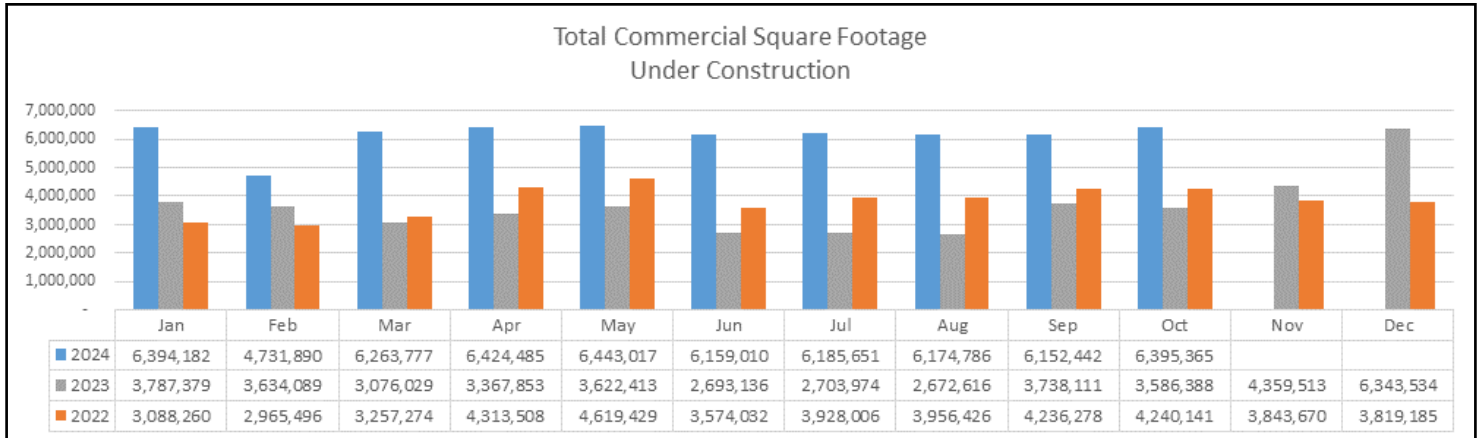
*YTD is the total from January to the end of current month.



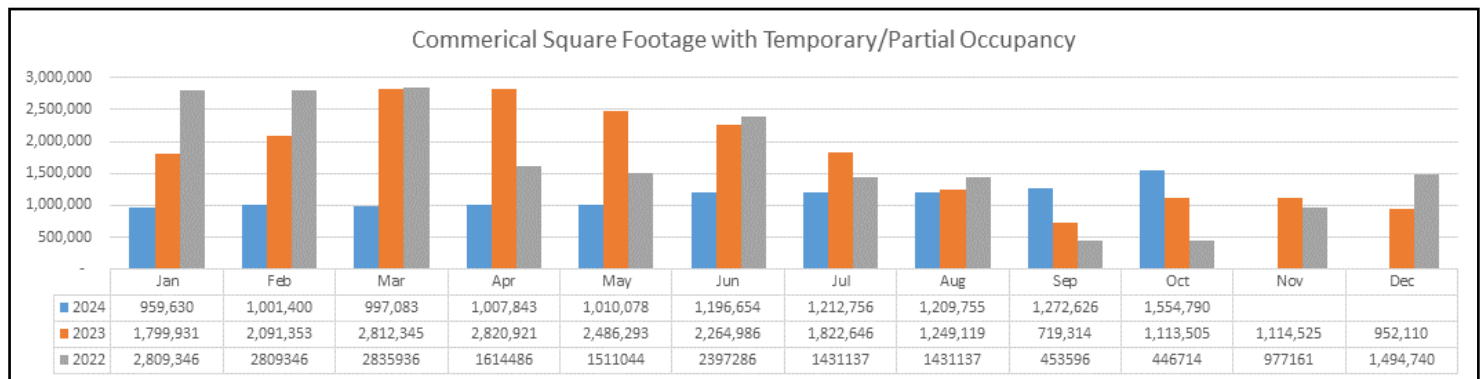
This graph represents that number of new commercial permits issued per year over a 10 year period of time. The large increase in 2013 was a result of permits pulled for Wolcott Manor, a multi family subdivision.

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

COMMERCIAL BUILDING STATISTICS OCTOBER 2024

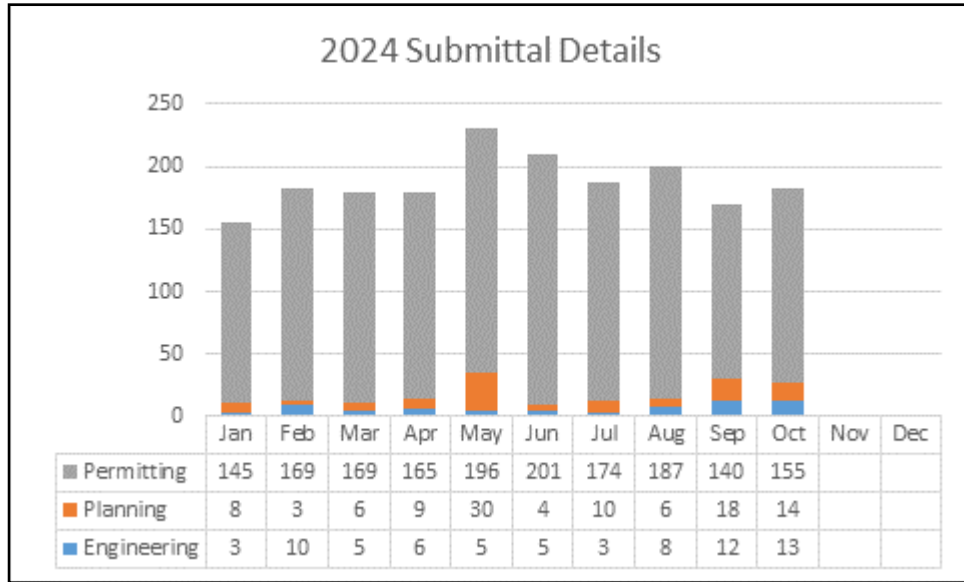


This graph represents the total square feet of commercial projects actively under construction each month evaluated over a three year period.

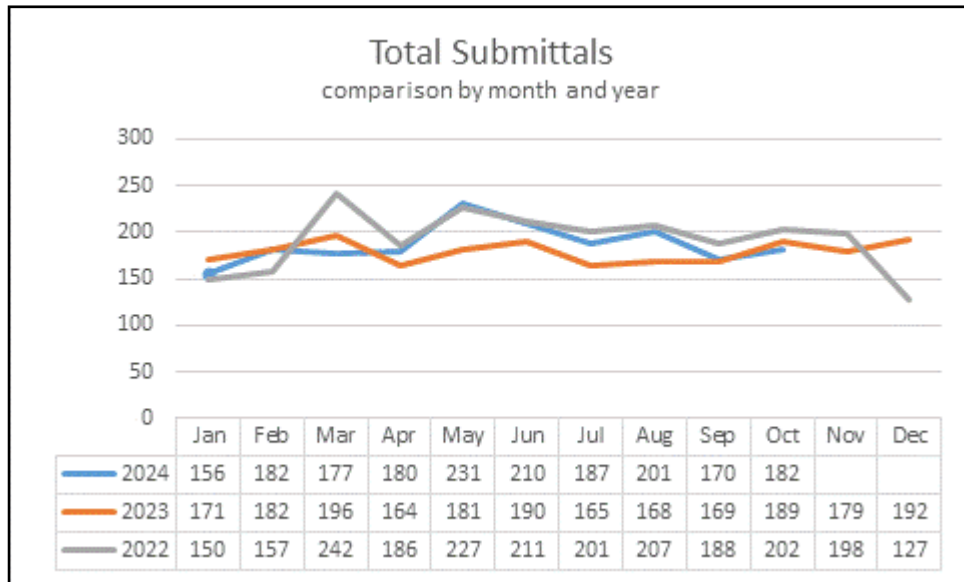


This graph represents the total square feet of commercial activity with partial, temporary or conditional occupancy each month evaluated over a three year period of time.

SUBMITTAL STATISTICS OCTOBER 2024



This graph shows the total number of submittals processed by the development department during each month by each discipline.



This graph shows the total number of submittals processed by the development department per month compared over a three year period of time.