



## MINUTES

### CITY OF NEW ALBANY COMMUNITY IMPROVEMENT CORPORATION

Friday, November 8, 2024

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#### **CALL TO ORDER:**

Community Improvement Corporation President Philip Smith called to order the Community Improvement Corporation (CIC) meeting of November 8, 2024, at 2:02 p.m. in the main lobby at 7775 Walton Parkway, New Albany, Ohio. Staff attending were Jackie Russell, Jeremy Gray, and Alex Klosterman.

#### **ROLL CALL:**

The following CIC Members answered Roll Call:

Member Colleen Briscoe	P
Member Marlene Brisk	P
Member Jennifer Chrysler	A
Secretary Ron Davies	A
Treasurer Everett Gallagher	P
Amit Greenshtein	P
Member Matt Shull	P
President Philip Smith	P
City Manager Joe Stefanov	P

Guests: Sloan Spalding, Neil Collins, Andrew Hanna, Kate Hepinstall

Smith moved and Gallagher seconded to excuse Chrysler and Davies from the meeting. The CIC approved the motion with seven yes votes and none opposed.

#### **ACTION ON MINUTES:**

Shull noted the October 4, 2024, Regular Meeting minutes included a motion to approve absences that mistakenly did not include Shull and Stefanov. Klosterman agreed to make the update.

Gallagher moved and Smith seconded to adopt the October 4, 2024, Regular Meeting minutes with the amended motion to include the absence of Shull and Stefanov. The CIC approved the motion with seven yes votes and none opposed.

#### **INNOVATE NEW ALBANY CONSTRUCTION TOUR**

Russell introduced Andrew Hanna from The Daimler Group and Kate Hepinstall from Brick House Blue. Hepinstall delivered a summary of interest in the space to date; over half of the dedicated desks and 17 dedicated offices have been leased. Hepinstall added that Brick House Blue is targeting 20 leased offices when the space opens. Smith asked and Hepinstall responded that there has been a wide range of interest from small and medium-sized businesses across various industries. Brisk asked and Hepinstall explained that Brick House Blue typically does not limit the number of memberships without assigned desks, but that the eventual site manager could impose a limit if the facility runs out of space. Smith asked and Hepinstall shared that there has not been significant pushback on membership pricing. Hepinstall added that because Brick House Blue is offering coworking space at the going market rate in an area with little to no supply, the demand has been high, leading some coworkers to convert from COhatch facilities in

neighboring communities to the new Brick House Blue location in New Albany. Smith asked whether Brick House Blue sensed that there was anything more to be desired about the location, and Hepinstall explained that most all of the prospective tenants were interested in private meeting space; this location will have more than enough. Hepinstall distributed floorplans denoting which offices have already been leased. Hanna began the tour.

Hanna acknowledged the semi-finished walls in the lobby and café area, explaining that more work needs to be done. Russell asked and Hanna answered that the café counter was temporarily drywalled in as a site safety measure. Hanna pointed out the framing and cabinets staged for installation around what will become the Brick House Blue desk. Hanna introduced the pergola and small café-type snack space, comparing it to the mockups the CIC had viewed throughout the budgeting process. Hanna explained that the overhead doors on the large meeting space were motorized and emphasized the 100 to 200-person room capacity. Hanna toured the CIC through several dedicated offices, the pub area, the sports simulator, the primary conference room, and several collaborative coworking areas before ending the tour near the lobby entrance. Brisk and Briscoe inquired about the two largest dedicated office spaces. Hepinstall explained that they did not have tenants yet; Hepinstall was confident they would fill during the first month once the space is activated.

**OTHER BUSINESS:**

Klosterman shared that a broadband study update would likely be shared at the next meeting.

**ADJOURNMENT:**

Gallagher moved and Stefanov seconded to adjourn the meeting. The motion was approved and the meeting was adjourned at 2:38 p.m.

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Secretary, CIC Board of Trustees

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Date