



Council Minutes – Regular Meeting

December 17, 2024

CALL TO ORDER:

Mayor Spalding called to order the New Albany City Council Meeting of December 17, 2024 at 6:30 p.m. at the New Albany Village Hall, 99 West Main Street, New Albany, Ohio. Staff attending were City Manager Joseph Stefanov, Law Director Benjamin Albrecht, Finance Director Bethany Staats, Administrative Services Director Adrienne Joly, Development Director Jennifer Chrysler, Police Chief Greg Jones, Development Director Jennifer Chrysler, Planning Manager Steve Mayer, Economic Development Manager Sara Zeigler, City Engineer Kylor Johnson, Economic Development Specialist Alex Klosterman, Public Service Engineer Justin Wilkinson, Chief Communications and Marketing Officer Josh Poland, and Clerk of Council Jennifer Mason.

ROLL CALL:

The following Mayor/Council Members answered Roll Call:

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

ACTION ON MINUTES:

Council adopted the December 3, 2024 meeting minutes by consensus.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE

HEARING OF VISITORS:

Proclamation: Declaring January as Cervical Health Awareness Month – Mayor Spalding read the proclamation. Diane Crawford, Founder and Executive Director, and Chandra Panley, Volunteer, The Crawford Crew introduced themselves and thanked council. The Crawford Crew was founded in 2009 in Westerville to educate, advocate, and empower individuals to take control of their health. They were hosting a big event in January. Ms. Crawford was a 15-year cervical cancer survivor. The proclamation was a step forward to saving lives by raising awareness to prevention and early detection. The Crawford Crew had supported programs for patient navigation, treatment, education, resources, equitable healthcare, and access to treatment. Many of the families coming to them lived in 1 of 32 Appalachian counties in Ohio, and had to drive hours to be seen by a medical professional. The Crawford Crew worked with patient navigators and social workers at the James Cancer Hospital, Ohio Healthcare, and Cleveland Clinic. They received daily requests from patients who needed support for food, transportation, and hotels. Ms. Crawford expressed gratitude for the support and invited the community to join them and spread the word.

Mayor Spalding appreciated their passion and dedication to this important issue and for having an impact on patients.

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Market Street Pedestrian Safety

Jennifer Samuels, 11 Keswick Commons, described learning about member of community killed by a car on Market Street. This was brought to her attention by the Keswick Homeowners Association (HOA) and by fellow residents. She had seen many pedestrian close calls, cars speeding and not always stopping when the signs were flashing. She asked council if there was a plan to consider things that might help, perhaps more prominent signs that flash red, like in Worthington. Dublin had some raised crosswalks. The HOA had brainstormed ideas including cameras, however, they were looking to council for the best solutions. She wanted to raise this concern on behalf of the community, ask for council's consideration, and ask about a timeline and next steps.

Mayor Spalding stated this incident was tragic for whole community, especially Keswick. He stated the city had worked hard to make sure crosswalks were illuminated. Daylight savings time made it dark fast and it took time to adjust. There was a lot of law enforcement activity to deter speeding and U-turns. The city was discussing ways to improve flow through that area and evaluating how safety could be improved. Pavement treatments and brick sidewalks at Raines Crossing indicated to drivers to slow down. The incident caught everyone's attention. The city's public relations team was rolling out posts and newsletter topics on pedestrian safety - like pedestrians waiting to cross after they had pressed the signal to ensure cars were stopped. Education was good, but not all drivers lived in New Albany. He wanted the safety message to reach as many as possible.

City Manager Stefanov stated, in this case, the accident wasn't due to speeding, distracted driving, or driving impaired.

Police Chief Greg Jones agreed it was a tragic loss. Many residents crossed the street going to businesses in the area. He had a copy of the accident report he could share with Ms. Samuels. He explained that neither speed, nor alcohol were factors. There were people who crossed successfully before Mr. Taglia and then the flashing lights kicked off and the driver didn't see him. Through video, witnesses, and physical evidence, the police department determined speed wasn't an issue. Officers were doing their part, written many citations, and put a speed trailer in that area. Chief Jones had been there at night and observed that the crosswalk lights were bright and effective. Mr. Taglia was behind other crossers when the lights kicked off and that was when the accident happened.

Council Member Brisk said they were all broken hearted, it happened to a neighbor and friend. Council had talked about safety measures, were always looking for ways to improve, and tried very hard to make the community as safe as possible. The city actually received negative feedback when the flashing cross walk lights were initially installed. Council felt safety was more important than aesthetics. Council Member Brisk knew Chief Jones was out in the community regularly and safety issues were discussed continuously. She thought there could be more changes, however, there wasn't one way to solve the issue. Compliance with safety measures was the biggest challenge.

Council Member Durik stated he was a resident of Keswick and this was a tragic accident. From his experience, many times people didn't stop for the signal lights or one lane would stop and the other lane continued on while he was in the intersection. Adherence was poor and he wasn't sure if a new blinking sign would help. He knew the city had done much, but felt something else could be done to prevent future injuries or tragedies.

Council Member Shull wanted to see the options of the flashing stop sign and the automatic speed sign that brought awareness to the 25 miles per hour speed limit through the Village Center.

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Council Member Kist didn't want the focus to be just on Keswick/Market Street as he experienced issues in multiple crossings daily throughout the city. In his opinion, the Market Street area was more compliant than other areas in the community. He referenced the new Taylor Farm mid-block crossing where drivers weren't as aware. He would not cross there until both cars came to full stop and he didn't think any light would stop someone distracted by their phone. People were not paying attention the way they should. He appreciated the public education information that staff had sent to residents. Eventually, the responsibility fell on pedestrian to stop. He wanted to explore alternative signage as maybe people didn't know they were to stop with yellow lights and maybe red would make a difference. The city had tried to get out in front to prevent safety issues and it still happened.

Council Member Wiltrout suggested having longer flashing lights so additional people could go through the crosswalk safely. She expressed how sorry she was to the community for this loss and thanked Ms. Samuels for being there and bringing awareness.

Council Member Kist stated that downtown Granville's crosswalk lights were constantly on and he felt people became desensitized to them. He liked the idea of a set period of time for signal lights.

Council Member Brisk said council wanted conversations about other options. It was a terrible accident and they were all aware and felt it. Driver compliance and attention were big parts of the issue as well as people paying attention.

Scott Billman, resident for 30 years, currently resided at 9 Keswick. He stated this was a horrible experience for the community. Traffic safety was an overall concern in the community, and not just in front of their homes. He walked miles every day and saw speeding on Harlem, Yantis, and Greensward Roads as people were shortcutting through the community and not obeying stop signs. He wanted time with the board or council members to get more involved. More was needed beyond pedestrian education. Many communities had all-encompassing safety initiatives that protected cyclists and pedestrians. Drivers didn't stop at signs and blocked bike riders and pedestrians. He thanked council for listening to his community concerns and wanted to help. This issue needed a concentrated effort by the community to come together. Because of police presence in Dublin and Westerville, people knew not to speed or they were getting a ticket. The New Albany Police Department was great, but increased presence was needed. He supported the flashing speed signs. Lots of things in community weren't safe, not just bikes, but golf carts on the walking paths. He hoped the city would identify these issues and work with the police department to identify infrastructure changes to make the roads safer.

Mayor Spalding thanked Mr. Billman and appreciated his suggestions. Any greater participation and feedback that the city could have was welcomed.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION (PC): Council Member Wiltrout reported the PC approved a variance in Nottingham Trace where the owner wanted to extend a porch into her rear yard setback by 2 feet. The original application for a variance was for 6 feet and the resident had found 2 other homeowners who were allowed the variance. City staff found 2 permits granted in error. The PC granted a 2.1-foot allowance which was consistent with other existing, non-compliant porches. The PC approved the plat for Second Street, Third Street, Hawthorn Street, and an unnamed street which would create the street grid in historic Village Center. The PC recommended 2 proposed code amendments for commercial signs. The proposal

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was to allow 1 sign for the building entrance and 1 square foot of sign per linear foot of building frontage, not to exceed 200 square feet. This was in line with some larger signs already approved in the Business Park. The PC reviewed a code update for conditional use expirations which stated an occupancy permit must be requested within a year or the conditional use permit would become null and void. The PC heard an informal review of Subarea 1 in the Hamlet at Sugar Run. A high-end boutique hotel had expressed interest in the site and hotels were a permitted use. The proposed concept was for a high-end hotel with 4 stories and a roof top bar. The ground floor would be open to the public and not have bedrooms. There were 356 parking spaces adjacent to the hotel and the PC was concerned about adequate parking. The applicant would be doing a parking review.

Council Member Durik stated he attended the Architectural Review Board’s (ARB) informal presentation for the hotel project. The hotel would take up most of the commercial space for the development, leaving limited space for restaurants, coffee shops, etc., which were part of the original, walkable intention. The ARB expressed concerns about the hotel’s main drop-off /pick-up being on Central College Road and the impact on traffic. Was there a reason why drop-off/pick-up could not be on the parking side? There were noise and light concerns about a 4th floor rooftop bar adjacent to residential property.

Council Member Brisk asked and Council Member Wiltout answered that the hotel would be on the west side of the parcel. The applicant did not leave renderings. Council Member Kist asked and Council Member Wiltout answered the proposal was for 135 hotel rooms. Development Director Jennifer Chrysler stated staff had a high-level rendering they could forward to council.

Council Member Brisk asked and Council Member Durik answered the location was considered all commercial space.

Council Member Fellows asked and Planning Manager Steve Mayer answered the hotel proposal would go back through the final development plan process with the ARB and PC, council would not review the design. Council Member Fellows felt this was a change from the original intent for the space and Council Member Brisk stated it did meet the zoning requirements. Manager Mayer stated the PC presentation was an informal review and full plans hadn’t been received.

Council Member Shull asked and Manager Mayer confirmed the sign code update was in line with the language workshopped with the BZA.

PARKS AND TRAILS ADVISORY BOARD: No meeting.

ARCHITECTURAL REVIEW BOARD: Council Member Durik reported the ARB approved a Certificate of Appropriateness (COA) for a sign at 9-11 South High Street. The sign met all the requirements and was comparable to 24th & Main sign. The ARB approved a COA for the new fieldhouse and community center and discussed streetlights and parking. The ARB approved the demolition of the old Duke & Duchess gas station and the former police station on west Dublin-Granville Road. There was no timeline as it depended on the Rose Run 2 project. The ARB heard an informal review of the hotel project that council discussed in the Planning Commission report.

BOARD OF ZONING APPEALS: No meeting.

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SUSTAINABILITY ADVISORY BOARD (SAB): No meeting.

IDEA IMPLEMENTATION PANEL: Council Member Wiltout reported some IDEA members and city staff went to the Greater Columbus Arts Council luncheon with the other 2023 award winners. The city won an award for its 2023 Diwali Celebration. They networked and learned a lot from other successful event planners, including encouraging and empowering volunteers.

CEMETERY RESTORATION ADVISORY BOARD: No meeting.

PUBLIC RECORDS COMMISSION: No meeting.

CORRESPONDENCE AND COMMUNICATION:

NONE

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

ORDINANCE O-46-2024

Mayor Spalding read by title AN ORDINANCE TO AMEND APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF NEW ALBANY, STATE OF OHIO, DURING THE FISCAL YEAR ENDING DECEMBER 31, 2024 AND TO AUTHORIZE A TRANSFER FROM THE BLACKLICK TAX INCREMENT FINANCING FUND.

Director Staats stated this ordinance authorized final appropriations, amendments, and transfers to the year-end 2024 budget. It ensured budgetary compliance with city code and Ohio Revised Code (ORC). These were proactive measures for budgetary compliance for the 2024 audit. Section 1 identified necessary increases to comply with budgetary requirements and appropriations. The detailed list of proposed amendments was attached to the legislative report as well as the summary of adjustments made throughout the year. She had distributed the attached handout with additional adjustments from the first reading. Staff was seeking a floor amendment to add \$500,000 in appropriations to the subdivision development fund for professional services. The fund served as a pass-through for private engineering costs, which were supported by revenues collected by private developers for services provided. Section 2 authorized a transfer from the Blacklick TIF Fund for debt service for an Ohio Public Works Commission (OPWC) payment. Section 3 provided the authority to make transfers between line items within each fund and restore any reduced appropriations that the legislation authorized for budgetary compliance. It did not allow increasing total appropriations in a fund or transfer of appropriations between funds. Section 4 allowed for a \$100,000 appropriation contingency to protect budgetary compliance from unforeseen circumstances between the adoption of the ordinance and the end of the year. City Manager Stefanov would have to approve the contingency and any use would be reported to council by the second meeting in January. Section 5 allowed the finance director to match revenues and expenses for several zero account balance funds. Section 6 authorized the finance director to reduce any appropriation to ensure budgetary compliance, so long as it remained sufficient to cover outstanding obligations.

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

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Council Member Wilttrout moved to amend Section 1 of O-46-2024 to add \$500,000 to the subdivision development fund for professional services. Council Member Fellows seconded and council voted with 7 votes to amend the ordinance.

Council Member Wilttrout moved to adopt the ordinance as amended. Council Member Brisk seconded and council voted with 7 yes votes to approve Ordinance O-46-2024 as amended.

ORDINANCE O-47-2024

Mayor Spalding read by title AN ORDINANCE AUTHORIZING THE EXECUTION OF A COOPERATIVE AGREEMENT WITH THE NEW ALBANY EAST COMMUNITY AUTHORITY RELATING TO THE CONSTRUCTION AND FINANCING OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS.

Director Staats stated in 2015 the New Albany East Authority Community Authority (NAECA) was created to facilitate private development and the construction of related public infrastructure. NAECA established a 9.75 mills development charge on companies within its boundaries, which were located primarily within the Licking County portion of the New Albany Business Park. NAECA was similar to the original New Albany Community Authority (NACA) established in Franklin County in 1992, with the difference being that NACA benefitted the New Albany Plain Local Schools and Plain Township, in addition to the city. The NACA charge expired as of tax year 2024. The NAECA development charge of 9.75 mills would be set annually and the receipts would be used to provide for current and future community facilities and infrastructure needs. The charge was currently supporting OWDA loan payments for economic development projects in the southeastern part of the business park, providing water, sewer, and roads. The creation of NAECA was also to benefit projects outside of the business park, most being in Village Center, such as Rose Run 2 and Veteran’s Memorial. Bond council advised in 2023 to prepare the cooperation agreement between the city and NAECA, setting the terms around the distribution of funds and the obligation to set the charge at 9.75, as well as the city to notify any projects to NAECA. A draft of the agreement was prepared last fall and NAECA adopted the resolution. The project was delayed and not presented before city council. Plans for Rose Run 2 and the related bond issue were included in the 2025 budget. The agreement had been revised to include the information related to the OWDA payments and the definitions of community facilities and infrastructure needs. The draft was included as an attachment to the agreement and addressed the obligations related to NAECA and the city, described the projects related to the OWDA, and addressed how the funds were administered, distributed, and reported for current and future projects. This legislation authorized the city manager to execute the agreement and any non-substantial amendments.

Council Member Shull asked if Exhibit B was a draft of what would be used to track the funds. Director Staats stated that Exhibit B was an example of what would be submitted to NAECA and there could be final tweaks. It was intended to establish notification of what projects the funds were being used for and what the balances were, and allowed for project approval by way of the city’s budget and appropriations. The city would then be able to request the money from NAECA’s treasurer and notify them of the use.

Council Member Shull asked how council would be updated. Director Staats stated that NAECA would have an audit with notes and that a formal process to update city council could be discussed moving forward.

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

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Council Member Shull moved to adopt the ordinance. Council Member Kist seconded and council voted with 7 yes votes to approve Ordinance O-47-2024.

INTRODUCTION AND FIRST READING OF ORDINANCES:

ORDINANCE O-48-2024

Mayor Spalding read by title AN ORDINANCE TO APPROVE THE FINAL PLAT FOR 46 SINGLE-FAMILY LOTS ON 29.05 +/- ACRES AND ACCEPT RESERVES “A”, “B”, “I”, “G”, AND “F1” FOR PHASE 1 OF THE “COURTYARDS AT HAINES CREEK” SUBDIVISION GENERALLY LOCATED AT THE NORTHWEST CORNER OF THE CENTRAL COLLEGE ROAD AND JUG STREET INTERSECTION, AS REQUESTED BY EPCON HAINES CREEK, LLC.

Planning Manager Steve Mayer stated that this ordinance applied to the first 46 lots of a 155-unit subdivision. Zoning required that 90% of the units be age restricted, with no residents under the age of 21. The deed restriction had been submitted to the city for recording with the plats. There were 6 reserves included with the plats, and 5 of them were being accepted by city council for parkland and open space. They would be owned by the city and maintained by the homeowners association (HOA) in perpetuity. The additional reserve would be owned and maintained by the HOA for their community building. The subdivision was short 1/10th of an acre of parkland and open space per code. The developer had submitted an appraisal valuing an acre of unimproved land at the location at \$50,000 an acre and was proposing to pay the city a payment of \$5,000 to offset that. The Planning Commission approved the request with condition that the city consider obtaining their own appraisal for the applicant’s fee in lieu payment, suggesting that it should be no less in value than the city’s last purchase of parklands.

Manager Mayer stated that council had asked staff to research and present a history of whether or not an easement was required along the western boundary of the site. At the time of rezoning in 2023, there were no easements shown on the western boundary. The adjacent property owner to the west stated the developer had agreed to an easement between the new homes and the western boundary of the subdivision. The plat did not include this easement and, after reviewing council minutes, it was determined that the presence of an easement was acknowledged by the applicant in 2023. During council discussion, city council did not include it as a condition of approval, since an easement along the western boundary of a subdivision was not required in the codified ordinances or zoning text. Due to this, the law director suggested that the easement was not required.

In 2023, city staff advised council that the final development plan would specify the locations of drainage and utility easements to be located in the subdivision. The subdivision’s final development plan was approved by the Planning Commission in March 2024 and did not include an easement along the western property line. The proposed final plat was consistent with the approved final development plan and the engineering plans that the city had approved. There were multiple layers of restrictions along the back of the homes located on the western boundary. The zoning text required a 50-foot rear yard setback and within that, a 30-foot tree preservation zone. In the tree preservation zone, there could be no improvements other than paths, trails, and sidewalks. In addition, zoning stated that healthy and mature trees within the preservation zone should be preserved unless they are in conflict with the installation of utility or stormwater infrastructure. Since the rezoning in 2023, the developer’s engineering team further studied and engineered the site for grading and utilities to ensure there was no impact to the trees or their root zone within the preservation zone and all utilities would be located in the front yards of the homes along the western boundary. There was no need for additional easements in the rear yards.

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The Planning Commission approved the final development plan to include houses with side yard living, similar to Courtyards at Sugar Run. There would be privacy fences along the back of the property line and nothing happening in the rear areas. As there were no easements in the backyards, the existing landscaping would not be impacted. The final development plan required natural grasses and additional landscaping within the rear yards.

Manager Mayer stated, when a utility easement was established, any utility could go in and the city didn't have discretion. A tree preservation zone was not an easement, it was a restriction established by council and the Planning Commission and recorded on the plat. A tree preservation zone was on the western boundary.

Council Member Shull asked how wide the tree line was on the western border and whether there were invasive species in the area. Manager Mayer answered that some trees would be impacted by the development. Council Member Shull estimated where trees would come out when the development was built. Manager Mayer noted the developer had surveyed the existing trees that would be preserved within the 30-foot preservation area. The city forester reviewed the final development plan and recommended supplemental plantings. There were dead and diseased trees identified as part of the developer's tree survey and the city forester agreed those should be removed for safety reasons. Otherwise, the floor of the forested area would remain unchanged.

Council Member Shull asked if that area could be filled in with trees, so that homeowner to the west wouldn't be facing a gap. Manager Mayer replied that the Planning Commission considered that and determined, as part of the final development plan, gaps between trees would be filled in.

Council Member Shull asked and Manager Mayer answered that air conditioning units would be installed on the back side of the house and be screened by tall grasses.

Mayor Spalding set the ordinance for second reading at the January 7, 2025 council meeting.

ORDINANCE O-49-2024

Mayor Spalding read by title AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 30.04 +/- ACRES OF LAND GENERALLY LOCATED NORTH AND WEST OF LAMBTON PARK ROAD AND SOUTH OF BRANDON ROAD FOR AN AREA TO BE KNOWN AS THE "EAST NINE ZONING TEXT" FROM ITS CURRENT ZONING OF "C-PUD" COMPREHENSIVE-PLANNED UNIT DEVELOPMENT TO "I-PUD" INFILL-PLANNED UNIT DEVELOPMENT AS REQUESTED BY THE NEW ALBANY COMPANY, LLC C/O AARON L. UNDERHILL, ESQ.

Planning Manager Steve Mayer described the site within the lower 9 of the golf course. The rezoning split the subdivision into 3 subareas. Subarea 1 established estate lots with traditional setbacks similar to other country club sections. Subarea 2 allowed for cluster development homes with no lot development or setbacks between homes. Subarea 3 contained a gatehouse to create a unique gateway into the subdivision. The setbacks and design had to go back to the Planning Commission for approval as part of the final development plan. This project had been previously approved and platted as a 36-lot subdivision. The applicant was proposing to add 4 more lots, increasing the density to 1.33 units per acre. The applicant committed in their zoning text to withdraw units from their housing bank. There was a deficiency in open space and parkland, with 8.2 acres required and 5.7 acres being provided. Credits would be withdrawn from the applicant's parkland bank. There were 3 existing streets already constructed that would mostly remain unchanged. The main thoroughfare connecting the northern and

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southern portions would remain. There would be some minor modifications to the southern boulevard street that would be submitted to the Parks and Trails Advisory Board and Planning Commission (PC). The New Albany Company (NACO) provided a conceptual overview of the subdivision to show existing leisure trail and proposed brick sidewalks. The PC recommended approval of the rezoning at their November meeting.

Council Member Durik asked and Manager Mayer answered that the gatehouse was a gateway feature at southern access to that section of the country club.

Tom Rubey, Director of Planning, The New Albany Company, stated that the gatehouse concept started in a conversation with the PC when they first rezoned the property to 40 lots. Residents wanted a narrower street and a change in pavement. The gates were false, not functioning. They would be at the southern and northern entrance, so people would recognize they were entering a different neighborhood. All roads would be public. The new subarea 3 would allow a small, single-family detached home, similar to the gatehouse and Lambton Park and US 62. Mr. Rubey imagined the gatehouse would be a sales center at the start, then become a stand-alone home, approximately 2,000 square feet, maybe smaller. The PC expressed concern about its proximity to course, tree removal, and how the gatehouse fit in to the area. The PC suggested creating the separate subarea and the development would go back to the PC their review.

Council Member Durik expressed confusion over the function of a small house in that location. Mr. Rubey stated that, after the sales office went away, the building would be sold as home. There were details to be worked out that would be reviewed by various city boards and commissions.

Council Member Shull asked and Mr. Rubey answered that the homes in Subarea 2 were modeled after New Albany's Edge of Woods and The Sessions Village in Bexley. He anticipated those homes would be all single family homes with some attachment, no setbacks, low brick walls, and perhaps rod iron fencing. They were cluster-type houses.

Council Member Kist noted additional effort to change the details of a project that been around awhile. He understood that NACO had been focusing on some commercial projects before. He hoped, after this project, that NACO could focus more on Market Street and the Village Center. Mr. Rubey agreed and stated he would share that comment with others.

Council Member Brisk stated she had difficulty envisioning the gatehouse. The gatehouse at Lambton and US 62 was not a residence. Mr. Rubey the idea for the gatehouse was to demonstrate the quality of the building materials and detailing – this would be a different caliber and building requirement. The gatehouse would need sanitary and water and be a stand-alone functioning building. It could be a 2,000 square foot house, 1 bedroom. Council Member Brisk recalled people not wanting the neighborhood to become a pass-thru.

Council Member Wiltrout asked if someone could purchase, tear down the gatehouse, and build something bigger there. Mr. Rubey responded that the PC also wanted to see the gatehouse and have the ability to agreed/disagree with it. They wanted to know about the impact to the golf course, how close it would be to road, and whether NACO would modify the existing brick wall. Council Member Wiltrout wondered if a structure could go there for 10 years, or another set period, and then go away.

Council Member Durik described other developers building a typical home as a sales office then selling it. There were other options besides creating an unusually small building abutting the golf course on the road. He doubted

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the proposed gatehouse would be indicative of what NACO intended to build. He suggested selecting a different home with the neighborhood’s standards and qualities, making that the sales office, and selling it later on - rather than putting a small house there. Council members and Mr. Rubey discussed the potential size range of the gatehouse.

Mayor Spalding noted examples of English architecture with gatehouses at the entry. If developer believed in that feature and wanted to introduce it, it was in their discretion to do so. People could disagree, but it was the developer’s land. It could be positively or negatively received in the future.

Council Member Brisk wondered about a 1-bedroom home there. Mr. Rubey stated these issues were also raised by the PC. He agreed with the mayor. This would not be a standard country club neighborhood and building a “spec house” to sell was not their target. He could come back with imagery and described examples in a few weeks.

Council Member Durik asked for a visual showing the proximity to golf cart paths, greens, and tees. That was already a tight space and he had difficulty comprehending how NACO would add a building. Mr. Rubey responded that this reevaluation happened because of the golf cart crossing and the width of the road and entrance – it was a mess with signage and blocked view corridors. He believed this proposal solved those issues.

Mayor Spalding asked and Mr. Rubey replied that parking would be allowed on 1 side on all roads, including Subarea 2. NACO planned on a different pavement type, either brick or granite cobbles. The northern water feature was an existing basin and under the US Army Corps of Engineers and Ohio EPA’s jurisdiction. NACO would be coordinating with them to eliminate invasive species, dredge the basin, replant the perimeter, and remove dead plant material. The middle stormwater basin would be moved about 30 feet to the west. It would have perimeter wetland planting, similar to the one going next to the Market Street extension. There was a boardwalk on the southern end into the basin and was an elliptical overlook on the northern end that would be modified with metal fencing.

Council Member Kist asked and Mr. Rubey answered that the proposed, revised infrastructure would cost north of \$7 million. NACO had a team working on the gatehouse and Subarea 2 designs. This was an overall refresh to NACO’s commitment to build fine homes in the New Albany Country Club communities. He acknowledged that the proposal was different than what they had done elsewhere. They were asking for flexibility to break the mold. This was being done with forethought and attention to detail at considerable expense.

Mayor Spalding set the ordinance for second reading at the January 7, 2025 council meeting.

READING AND PUBLIC HEARING OF RESOLUTIONS:

RESOLUTION R-57-2024

Mayor Spalding read by title A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO A COMMUNITY REINVESTMENT AREA AGREEMENT WITH AMERICAN ELECTRIC POWER SERVICE CORPORATION FOR ITSELF AND AS AGENT FOR OHIO POWER COMPANY.

Economic Development Specialist I Alex Klosterman stated the city and American Electric Power (AEP) entered into a community reinvestment agreement (CRA) in 2014, granting AEP a 15-year, 65% real

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property tax abatement on a data center facility. Along with the data center, AEP had 2 other facilities in New Albany that functioned as a campus and involved a regular exchange of employees, payroll, and workspaces. The city had been aggregating CRA benchmarks across the AEP campus, allowing any collective coverage to be applied to their agreements performing below benchmarks. The data center performed below CRA benchmarks in tax years 2022 and 2023, but the Tax Incentive Review Council (TIRC) approved of the continuation of the CRA due to a collective payroll and employment coverage across AEP operations within the city. The approval was conditioned on quarterly meetings with AEP and the city to ensure that the collective payroll and employment figures would continue to outperform the benchmarks. In the most recent quarterly meeting, the city's finance department projected a collective shortfall that would occur for the first time in tax year 2024. The shortfall was believed to be due to a post-pandemic shift to work from home, and especially affected the transmission office buildings. After consultation with AEP and the city's finance department, the city was proposing amendments to the 2 remaining CRA agreements with AEP to allow a pilot provision, a payment in lieu of taxes, to cover potential future shortfalls and cure the CRA agreement. Pilot provisions were standard in many of the city's more recent CRA agreements.

Mayor Spalding asked how many employees were figured into the pilot payment. Specialist Klosterman replied that the data center CRA agreement was benchmarked on the creation of 20 jobs. When including the transmission buildings, the CRA agreement benchmark was based on the creation of a minimum 550 jobs. City Manager Stefanov and Director Chrysler verified that the pilot payment would be based on the difference in income tax revenue generated between the actual and target amounts. Director Chrysler stated that the inclusion of a pilot provision ensured that the city would never receive less revenue than had been agreed upon.

Council Member Shull asked and Specialist Klosterman answered that the data center was projected to fall short on employment and the transmission building would have a lower payroll. As long as the city received the full amount of expected income tax revenue, the TIRC would approve continuation of the CRA.

Mayor Spalding noted that companies did not have to accept tax abatements. He wanted to ensure that, if they were going to take the abatement, they were meeting their commitments - and if there was an alternate method for payment, that they were still meeting their commitments. AEP had been a fantastic partner for the city and he wanted to work with them to meet the requirement. He questioned if AEP was having post-pandemic issues with returning staff to the office elsewhere. Director Chrysler replied that city staff had been meeting quarterly with AEP executives since 2021 or 2022. AEP's work from home practice was a company-wide policy.

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 Wilttrout seconded and council voted with 7 yes votes to approve Resolution R-57-2024.

RESOLUTION R-58-2024

Mayor Spalding read by title A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO THE COMMUNITY REINVESTMENT AREA AGREEMENT WITH

December 17, 2024

AMERICAN ELECTRIC POWER SERVICE CORPORATION, AS AGENT FOR AEP OHIO TRANSMISSION COMPANY, INC.

Economic Development Specialist I Alex Klosterman stated the same context for Resolution R-57-2024 applied to R-58-2024, but this resolution was specific to AEP’s transmission office buildings. The CRA was a 15-year, 100% real property tax abatement benchmarked on an estimated \$40 million investment and the creation of 550 to 650 new jobs. The transmission office buildings were \$103,282 short of their \$58 million annual payroll benchmark. The city worked with AEP to ensure all contract employees’ earnings were accounted for. It was noted that new jobs created exceeded the 550 job benchmark, totaling 792 jobs collectively.

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

Council Member Kist moved to adopt the resolution. Council Member Wiltrout seconded and council voted with 7 yes votes to approve Resolution R-58-2024.

COUNCIL SUBCOMMITTEE REPORTS:

NONE

REPORTS OF REPRESENTATIVES:

- A. Council Representative to MORPC: City Manager Stefanov reported MORPC passed the 2025 fiscal budget and compensation guidelines. The executive director was authorized to enter into an agreement with the District 17 Natural Resources Advisory Council (NRAC) to serve as a liaison for the Clean Ohio Green Space Conservation Program. MORPC administered the program in Franklin County and the agreement would allow extension into Licking County. The commission adopted MORPC’s 2025-2026 Public Policy Agenda, led by Mayor Spalding. The village of Alexandria and the city of Marion joined MORPC, bringing the total to 90 members.
- B. Council Representative to Joint Parks and Recreation: No meeting.
- C. Council Representative to New Albany-Plain Local Schools: No meeting.
- D. Council Representative to Plain Township: Council Member Durik reported the township approved the inter-community agreement for the city to provide water and sewer to the fieldhouse. City Manager Stefanov stated that the township administrator had wanted to add a provision relative to the type of annexation agreement that applied to the area. The metro parks agreement required an expedited Type 1 annexation, but since the city owned the property, that type was not possible and a different annexation procedure was needed. There would be no legal impact to Plain Township or New Albany being partners in the agreement and the annexation would be brought before council at the beginning of 2025.

REPORTS OF CITY OFFICIALS:

- A. Mayor: Mayor Spalding thanked Council Member Durik and Council Member Shull for attending a Wreaths Across America ceremony assisted by the Boy Scouts of America. Ceremonies were held at

December 17, 2024

Maplewood Cemetery, and the city’s historical cemeteries, the New Albany Cemetery and Wagnor Cemetery. The Ohio General Assembly was finishing a “lame duck” session and the city’s lobbying team was keeping tabs on pending legislation. There was potential legislation that would remove homeowner’s association rights to regulate the placement of political signs but would allow cities to pass ordinances regulating that activity. The United States Conference of Mayors’ January meeting was scheduled to be held in Washington, D.C. and Mayor Spalding would brief council upon his return.

- B. Clerk of Council: Clerk Mason told council to watch their emails for the 2025 Council Rules of Procedure and council representative/liaison listing, both of which would be discussed at their January organizational meeting. Mayor Spalding reminded council of scheduled cybersecurity training.
- C. Finance Director: Mayor Spalding congratulated the finance department for receiving the 2024 cashVest 90+ Award. Finance Director Bethany Staats stated it was for receiving above 90 stars on each of their cashVest quarterly reports. The measurements were based upon investment policy, banking relationships, and money liquidity and reserves. Staff worked hard to manage accounts and she also credited the city’s investment advisors.
- D. City Manager: No report.
- E. City Attorney: No report.

POLL FOR PUBLIC COMMENT:

NONE

POLL FOR COUNCIL COMMENT:

Council Member Brisk praised the Senior Connections Holiday Luncheon.

Police Chief Greg Jones reported that the New Albany Police Department’s toy drive collected 1,150 toys to be donated to the Marine Corps Reserve’s Toys for Tots program.

EXECUTIVE SESSION:

Mayor Spalding moved that council go into executive session pursuant to Ohio Revised Code 121.22(G)(2) to consider the purchase of property for public purposes or the sale of property at competitive bidding, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest is adverse to the general public interest. Council Member Kist seconded and council voted with 7 yes votes to go into executive session at 8:32 pm.

Council Member Shull moved that council come out of executive session and resume the regular meeting. Council Member Kist seconded and council voted with 7 yes votes to come out of executive session and resume the regular meeting. Council resumed the regular meeting at 9:02 pm.

OTHER BUSINESS:

Mayor Spalding requested that City Manager Stefanov speak with city staff to create a proposal for a safety committee.



Council Minutes – Regular Meeting

December 17, 2024

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Council Member Shull moved and Council Member Durik seconded to adjourn the December 17, 2024 regular council meeting at 9:02 pm.

ATTEST:

[Signature]
Jennifer H. Mason, Clerk of Council

[Signature]
Sloan T. Spalding, Mayor

07 JAN 25
Date



City Council of New Albany, Ohio
 Summary of Expense Appropriation Amendments and Available Resources
 For the year ended December 31, 2024

Detail of Appropriation O-46-2024

Item	Fund	Department (and Division)	Budget Classification	Council Level	Increase/ (Decrease)	Explanation
1	101 - General	Community Development	Consulting & Contract Services	Operating & Contractual Services	75,000	Increase for miscellaneous contract services for plan review.
2	101 - General	Administrative Services - IT	Materials & Supplies	Operating & Contractual Services	17,000	Increase for offsite monitoring and backup.
3	101 - General	Finance	Payment for Services	Operating & Contractual Services	140,000	Increase in bank fees due to increased balances & RITA Fees due to increased revenue
4	101 - General	General Administration	Miscellaneous	Operating & Contractual Services	20,000	Increase in insurance premium
5	101 - General	General Administration	Miscellaneous	Operating & Contractual Services	20,000	Increase in A&T Collection Fees
Total General Fund					272,000	
6	222 - Economic Development - NACA	Community Development	Consulting & Contract Services	Operating & Contractual Services	1,500,000	Adjustment to align appropriation for NACA disbursement with where revenue recorded (Fund 222, instead of Fund 422) related to disbursement to the CIC and the improvements made to the new location for Innovate New Albany.
FLOOR	228 - Subdivision Development	Community Development	Payment for Services & Misc.	Operating & Contractual Services	500,000	Increase due to increased professional services for private development
7	236 - Ealy Crossing TIF	General Administration	Payment for Services & Misc.	Operating & Contractual Services	5,300	Adjustments necessary as a result of Tax Settlements - A&T Fees & Revenue Sharing
8	237 - Upper Clarenton TIF	General Administration	Payment for Services & Misc.	Operating & Contractual Services	-	Adjustments necessary as a result of Tax Settlements - A&T Fees & Revenue Sharing - NO Longer Necessary
9	238 - Balfour Green TIF	General Administration	Payment for Services & Misc.	Operating & Contractual Services	-	Adjustments necessary as a result of Tax Settlements - A&T Fees & Revenue Sharing - NO Longer Necessary
10	239 - Straits Farm TIF	General Administration	Payment for Services & Misc.	Operating & Contractual Services	-	Adjustments necessary as a result of Tax Settlements - A&T Fees & Revenue Sharing - NO Longer Necessary
11	240 - Oxford TIF	General Administration	Payment for Services & Misc.	Operating & Contractual Services	6,700	Adjustments necessary as a result of Tax Settlements - A&T Fees & Revenue Sharing
12	241 - Schleppl Residential TIF	General Administration	Payment for Services & Misc.	Operating & Contractual Services	48,303	Adjustments necessary as a result of Tax Settlements - A&T Fees & Revenue Sharing
13	250 - Blacklick TIF	General Administration	Payment for Services & Misc.	Operating & Contractual Services	-	Adjustments necessary as a result of Tax Settlements - A&T Fees & Revenue Sharing - NO Longer Necessary
14	250 - Blacklick TIF	N/A	Transfers	Transfers & Other Financing Uses	37,975	OPWC loan for US 62 / SR 161 finalized and due.
15	252 - Village Center TIF	General Administration	Payment for Services & Misc.	Operating & Contractual Services	81,000	Adjustments necessary as a result of Tax Settlements - A&T Fees & Revenue Sharing
16	253 - Research & Tech. District TIF	General Administration	Payment for Services & Misc.	Operating & Contractual Services	440,000	Adjustments necessary as a result of Tax Settlements - A&T Fees & Revenue Sharing



City Council of New Albany, Ohio
 Summary of Expense Appropriation Amendments and Available Resources
 For the year ended December 31, 2024

Detail of Appropriation O-46-2024

Item	Fund	Department (and Division)	Budget Classification	Council Level	Increase/ (Decrease)	Explanation
17	254	254 - Oak Grove II TIF	General Administration	Payment for Services & Misc.	Operating & Contractual Services	- Adjustments necessary as a result of Tax Settlements - A&T Fees & Revenue Sharing - NO Longer Necessary
18	258	258 - Windsor TIF	General Administration	Payment for Services & Misc.	Operating & Contractual Services	- Adjustments necessary as a result of Tax Settlements - A&T Fees & Revenue Sharing - NO Longer Necessary
19	259	259 - Village Center II TIF	General Administration	Payment for Services & Misc.	Operating & Contractual Services	- Adjustments necessary as a result of Tax Settlements - A&T Fees & Revenue Sharing - NO Longer Necessary
20	299	299 - Severance Liability Fund	General Administration	Salaries & Wages & Benefits	Personal Services	225,000 To accommodate severance payout which have occurred or will occur by year end
Total Special Revenue Funds					<u>2,844,278</u>	
21	301	301 - Debt Service	N/A	Debt Service	Debt Service	37,975 To agree with Debt Amortization Schedules as a result of the closing of an OPWC loan for US 62 / SR 161.
Total Debt Service Fund					<u>37,975</u>	
22	401	401 - Capital Improvement	Finance	Payment for Services	Operating & Contractual Services	20,000 Increase in RITA Fees due to increased revenue
23	403	403 - Bond Improvement	N/A	Land & Buildings	Capital	1,838,000 Adjustments to appropriate available reimbursements and interest revenue for project costs.
24	404	404 - Park Improvement	Finance	Payment for Services	Operating & Contractual Services	5,000 Increase in RITA Fees due to increased revenue
25	405	405 - Water & Sanitary Sewer Improvement	Land & Building Maintenance	Maintenance & Repair	Capital	195,200 Addition to provide for Beech Rd. emergency & permanent repairs
26	417	417 - Oak Grove II Infrastructure Fund	N/A	Infrastructure	Capital	235,000 Additional Costs related to Part 2 Briscoe Parkway
27	422	422 - Economic Development Capital	Finance	Consulting & Contract Services & Payment for Services	Operating & Contractual Services	60,000 Add appropriation for Investment Custodial Fees/Financial Advisor consulting fees
Total Capital Projects Funds					<u>2,353,200</u>	
Total All Funds					<u>5,507,453</u>	



City Council of New Albany, Ohio
 Summary of Expense Appropriation Amendments and Available Resources
 For the year ended December 31, 2024

2024 Summary of Available Resources

	Beginning Unencumbered Cash Balance	Original Revenue Budget	Revenue Amendments	Estimated Available Resources	Amended Appropriations	Estimated Available Cash Balance
251 Blacklick II TIF Fund	287,723	50,400	175	338,298	100,700	237,598
252 Village Center TIF Fund	198,625	1,233,404	83,597	1,515,625	1,355,500	160,125
253 Research & Tech. District TIF Fund	1,945,868	209,127	166,548	2,321,543	445,000	1,876,543
254 Oak Grove II TIF Fund	4,605,450	1,675,459	392,341	6,673,250	527,500	6,145,750
258 Windsor TIF Fund	3,939,736	3,803,205	32,820	7,775,761	7,326,737	449,024
259 Village Center TIF II Fund	-	437,914	44,736	482,650	437,910	44,740
272 Local Fiscal Recovery Fund	5,263,944	37,910,000	(1,021,200)	42,152,744	41,427,221	725,523
299 Severance Liability Fund	1,211,782	200,000	-	1,411,782	445,000	966,782
301 Debt Service Fund	929,377	5,804,039	211,900	6,945,316	5,842,012	1,103,304
401 Capital Improvement Fund	1,672,776	8,677,225	2,015,803	12,365,804	10,370,000	1,995,804
402 Village Center Capital Improvement Fund	-	5,554,210	94,224	5,648,434	5,515,000	133,434
403 Bond Improvement Fund	16,252	-	24,338,000	24,354,252	24,338,000	16,252
404 Park Improvement Fund	2,940,253	1,542,529	190,408	4,673,190	3,997,000	676,190
405 Water & Sanitary Improvement Fund	4,241,915	1,270,000	214,362	5,726,277	195,200	5,531,077
410 Infrastructure Replacement Fund	10,899,186	630,000	289,384	11,818,570	50,000	11,768,570
415 Capital Equipment Replacement Fund	5,302,043	3,531,316	200,266	9,033,625	2,814,900	6,218,725
417 Oak Grove II Infrastructure Fund	5,441,513	3,143,289	167,254	8,752,056	7,915,000	837,056
422 Economic Development CI Fund	9,720,644	42,075,000	(15,267,740)	36,527,904	35,660,000	867,904
Total Amended Funds	108,401,550	184,093,412	29,830,185	322,325,147	226,517,873	95,807,274
All Other Funds	2,274,658	4,255,378	-	6,530,036	(221,010,420)	227,540,456
All Funds	110,676,208	188,348,790	29,830,185	328,855,183	5,507,453	323,347,730

City Council of New Albany, Ohio
Summary of Expense Appropriation Amendments and Available Resources
For the year ended December 31, 2024

2024 Summary of Available Resources

	Beginning Unencumbered Cash Balance	Original Revenue Budget	Revenue Amendments	Estimated Available Resources	Amended Appropriations	Estimated Available Cash Balance
101 General Fund	38,726,121	38,504,849	12,698,296	89,929,266	44,770,150	45,159,116
201 Street Construction, Maint & Repair Fund	377,896	760,000	(41,727)	1,096,169	905,000	191,169
202 State Highway Fund	252,474	66,000	4,805	323,279	40,000	283,279
203 Permissive Tax Fund	272,104	118,000	(2,877)	387,227	185,000	202,227
214 OneOhio Opioid Settlement Fund	9,242	3,100	21,900	34,242	2,000	32,242
217 Safety Town Fund	152,811	50,000	(14,000)	188,811	42,200	146,611
222 Economic Development NACA SR Fund	2,453,393	3,000,000	5,000,000	10,453,393	8,030,200	2,423,193
223 Oak Grove EOZ Fund	-	4,902,104	(65,620)	4,836,484	4,902,104	(65,620)
224 Central College EOZ Fund	-	2,539,796	(1,048,439)	1,491,357	2,539,796	(1,048,439)
225 Oak Grove II EOZ Fund	-	4,317,073	103,825	4,420,898	4,317,073	103,825
226 Blacklick EOZ Fund	-	4,501,216	875,776	5,376,992	4,501,216	875,776
228 Subdivision Development Fund	1,410,114	1,200,000	-	2,610,114	1,500,000	1,110,114
230 Wentworth Crossing TIF Fund	788,103	386,505	(12,105)	1,162,503	318,000	844,503
231 Hawksmor TIF Fund	361,601	205,170	(38,270)	528,501	222,101	306,400
232 Enclave TIF Fund	23,956	65,730	1,095	90,781	59,000	31,781
233 Saunton TIF Fund	206,482	169,785	(11,885)	364,382	192,000	172,382
234 Richmond Square TIF Fund	186,317	216,038	(12,438)	389,917	195,282	194,635
235 Tidewater TIF Fund	387,804	405,195	(13,120)	779,879	471,000	308,879
236 Ealy Crossing TIF Fund	244,921	405,563	42,264	692,747	427,300	265,447
237 Upper Clarenton TIF Fund	1,279,286	622,755	(29,005)	1,873,036	554,100	1,318,936
238 Balfour Green TIF Fund	91,638	30,083	(3,783)	117,938	31,130	86,808
239 Straits Farm TIF Fund	-	366,135	31,715	397,850	366,135	31,715
240 Oxford TIF Fund	-	117,600	44,325	161,925	124,300	37,625
241 Schleppe Residential TIF Fund	-	213,150	118,525	331,675	261,453	70,222
250 Blacklick TIF Fund	2,560,200	3,180,450	28,050	5,768,700	2,798,653	2,970,047



City Council of New Albany, Ohio
Summary of Expense Appropriation Amendments and Available Resources
For the year ended December 31, 2024

2024 Summary of Appropriation Amendments

	Original	O-9-2024 Innovate	O-15-2024 Mid-Year	O-30-2024 BAN	O-46-2024 Year-End	Total Amendments	Revised
252 Village Center TIF Fund	1,274,500	-	-	-	81,000	81,000	1,355,500
253 Research & Tech. District TIF Fund	5,000	-	-	-	440,000	440,000	445,000
254 Oak Grove II TIF Fund	527,500	-	-	-	-	-	527,500
258 Windsor TIF Fund	3,076,737	-	4,250,000	-	-	4,250,000	7,326,737
259 Village Center TIF II Fund	437,910	-	-	-	-	-	437,910
272 Local Fiscal Recovery Fund	41,427,221	-	-	-	-	-	41,427,221
299 Severance Liability Fund	220,000	-	-	-	225,000	225,000	445,000
301 Debt Service Fund	5,804,037	-	-	-	37,975	37,975	5,842,012
401 Capital Improvement Fund	10,350,000	-	-	-	20,000	20,000	10,370,000
402 Village Center Capital Improvement Fund	5,515,000	-	-	-	-	-	5,515,000
403 Bond Improvement Fund	-	-	-	22,500,000	1,838,000	24,338,000	24,338,000
404 Park Improvement Fund	3,992,000	-	-	-	5,000	5,000	3,997,000
405 Water & Sanitary Improvement Fund	-	-	-	-	195,200	195,200	195,200
410 Infrastructure Replacement Fund	50,000	-	-	-	-	-	50,000
415 Capital Equipment Replacement Fund	2,814,900	-	-	-	-	-	2,814,900
417 Oak Grove II Infrastructure Fund	7,080,000	-	600,000	-	235,000	835,000	7,915,000
422 Economic Development CI Fund	35,600,000	-	-	-	60,000	60,000	35,660,000
Total Amended Funds	188,373,620	3,060,000	7,076,800	22,500,000	5,507,453	38,144,253	226,517,873
All Other Funds	4,324,293	-	-	-	-	-	4,324,293
All Funds	192,697,913	3,060,000	7,076,800	22,500,000	5,507,453	38,144,253	230,842,166

City Council of New Albany, Ohio
Summary of Expense Appropriation Amendments and Available Resources
For the year ended December 31, 2024

2024 Summary of Appropriation Amendments

	Original	O-9-2024 Innovate	O-15-2024 Mid-Year	O-30-2024 BAN	O-46-2024 Year-End	Total Amendments	Revised
101 General Fund	43,321,350	-	1,176,800	-	272,000	1,448,800	44,770,150
201 Street Construction, Maint & Repair Fund	655,000	-	250,000	-	-	250,000	905,000
202 State Highway Fund	40,000	-	-	-	-	-	40,000
203 Permissive Tax Fund	185,000	-	-	-	-	-	185,000
214 OneOhio Opioid Settlement Fund	2,000	-	-	-	-	-	2,000
217 Safety Town Fund	42,200	-	-	-	-	-	42,200
222 Economic Development NACA SR Fund	3,470,200	3,060,000	-	-	1,500,000	4,560,000	8,030,200
223 Oak Grove EOZ Fund	4,902,104	-	-	-	-	-	4,902,104
224 Central College EOZ Fund	2,539,796	-	-	-	-	-	2,539,796
225 Oak Grove II EOZ Fund	4,317,073	-	-	-	-	-	4,317,073
226 Blacklick EOZ Fund	4,501,216	-	-	-	-	-	4,501,216
228 Subdivision Development Fund	1,000,000	-	-	-	500,000	500,000	1,500,000
230 Wentworth Crossing TIF Fund	318,000	-	-	-	-	-	318,000
231 Hawksmor TIF Fund	222,101	-	-	-	-	-	222,101
232 Enclave TIF Fund	59,000	-	-	-	-	-	59,000
233 Saunton TIF Fund	192,000	-	-	-	-	-	192,000
234 Richmond Square TIF Fund	195,282	-	-	-	-	-	195,282
235 Tidewater TIF Fund	471,000	-	-	-	-	-	471,000
236 Ealy Crossing TIF Fund	422,000	-	-	-	5,300	5,300	427,300
237 Upper Clarenton TIF Fund	554,100	-	-	-	-	-	554,100
238 Balfour Green TIF Fund	31,130	-	-	-	-	-	31,130
239 Straits Farm TIF Fund	366,135	-	-	-	-	-	366,135
240 Oxford TIF Fund	117,600	-	-	-	6,700	6,700	124,300
241 Schleppe Residential TIF Fund	213,150	-	-	-	48,303	48,303	261,453
250 Blacklick TIF Fund	1,960,678	-	800,000	-	37,975	837,975	2,798,653
251 Blacklick II TIF Fund	100,700	-	-	-	-	-	100,700