



MINUTES

CITY OF NEW ALBANY COMMUNITY IMPROVEMENT CORPORATION

Thursday, January 23, 2025

CALL TO ORDER:

Community Improvement Corporation President Philip Smith called to order the Community Improvement Corporation (CIC) meeting of January 23, 2025, at 9:03 a.m. at the New Albany Village Hall, 99 West Main Street, New Albany, Ohio. Staff attending were Sara Zeigler, Morgan Joeright, Jeremy Gray, Jackie Russell, and Alex Klosterman.

ROLL CALL:

The following CIC Members answered Roll Call:

Member Colleen Briscoe	A
Member Marlene Brisk	P (9:07)
Member Jennifer Chrysler	P
Secretary Ron Davies	P
Treasurer Everett Gallagher	P
Vice President Amit Greenshtein	P
Member Matt Shull	P
President Philip Smith	P
City Manager Joe Stefanov	P

Guests: Logan Kaim

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

ACTION ON MINUTES:

Smith moved and Chrysler seconded to adopt the December 13, 2025, Regular Meeting minutes. The CIC approved the motion with seven yes votes and none opposed.

UPDATE TO PARAGRAPH ONE OF THE CIC CODE OF REGULATIONS

Klosterman explained that one reason staff wanted to update the code of regulations in 2024 was to remove language from the first paragraph mandating that the annual meeting, if not scheduled by December 15, be held at 7:30 p.m. on the fourth Thursday of January. Klosterman proposed this language be updated to require an annual meeting be held in January at a date and time to be determined by staff each year. Davies asked and Chrysler explained that removing Village Hall as the required meeting location was intentional; with city offices now spread across multiple buildings and the Brick House Blue at Innovate New Albany space almost complete, there are new and more convenient meeting locations to be booked on an as needed basis.

Gallagher added that as a separate legal entity, the CIC has more leniency than other city boards and commissions when it comes to scheduling meetings. Davies suggested that four quarterly meetings, including the annual meeting in January, could be scheduled at a regularly occurring point (i.e. on the first Thursday of every fourth month, for example) with other meetings scheduled as necessary and attendance

not obligatory so long as a quorum is present. Shull and Brisk agreed to draft language regarding the CIC's relationship with city council as a statutory agency separate from other city boards and commissions; Davies and Chrysler added that this should offer a definitive answer as to whether the CIC can differ from the city council's recent mandate for the city's boards and commissions to enforce rigid attendance and scheduling standards. Chrysler said staff would follow up with Albrecht, then report to Brisk and Shull so that they can inform city council of the law director's opinion and draft the formal language to memorialize city council's final direction to the CIC.

Gallagher moved and Smith seconded to approve an update to paragraph one of the CIC Code of Regulations to reduce the existing language to a new phrase requiring an annual meeting to be scheduled per the board's availability every January. The CIC approved the motion with eight yes votes and none opposed.

OTHER BUSINESS

A. Broadband Study Update

Klosterman shared that the city would be meeting with McCullough next week to discuss the final deliverable before the CIO contract expired on March 1, 2025.

Chrysler proposed the addition of two agenda items: a Brick House Blue at Innovate New Albany construction update from Russell, and an executive session pursuant to Ohio Revised Code section 121.22(G)(2). Chrysler explained that both of these issues were dynamic in nature and could not have been foreseen at the time the CIC schedule was initially published.

Stefanov moved and Smith seconded to add a Brick House Blue at Innovate New Albany construction update from Russell, and an executive session pursuant to Ohio Revised Code section 121.22(G)(2). The CIC approved the motion with eight yes votes and none opposed.

B. Innovate New Albany Construction Update

Russell shared that 11 of 24 dedicated desks and 19 of 29 dedicated offices have been leased, with several more expected to be signed for this week. Additionally, six coworking drop-in memberships have been secured. Russell announced that Collins has scheduled 15 TIGER Talks so far in 2025, the first of which had 59 attendees. Regarding the original Innovate New Albany tenants, 13 of 30 intend to move into the new space with a few others still undecided. Chrysler added that Russell is actively developing the procedures by which the city will rent meeting spaces for city-sponsored events.

C. Executive Session

Pursuant to Ohio Revised Code section 121.22(G)(2), Smith moved and Gallagher seconded that the CIC go into executive session to consider the purchase of property for public purposes, or for the sale of property at competitive bidding, since 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. The CIC approved the motion with eight yes votes and none opposed.

Smith moved and Stefanov seconded that the CIC leave executive session. The CIC approved the motion with eight yes votes and none opposed.

ADJOURNMENT:

Smith moved and Shull seconded to adjourn the meeting. The motion was approved and the meeting was adjourned at 9:42 a.m.

Secretary, CIC Board of Trustees