



Council Minutes – Regular Meeting

December 16, 2025

Mayor Spalding called to order the New Albany City Council Meeting of December 16, 2025 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, Finance Department Deputy Director Morgan Joeright, Administrative Services Director Adrienne Joly, Police Chief Greg Jones, Development Director Jennifer Chrysler, Economic Development Manager Sara Zeigler, Planning Manager Chris Christian, Planner I Kylie Blackburn, Planner I Lauren Sauter, Public Service Director Ryan Ohly, Multimedia Communications Specialist Sam Fahmi, and Clerk of Council Jennifer Mason.

ROLL CALL:

The following Mayor/Council Members answered Roll Call:

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

Clerk Mason reported that Council Member Kist could not attend due to travel and requested to be excused. Mayor Spalding moved to excuse Council Member Kist from the council meeting. Council Member Shull seconded and council voted with 6 yes votes to excuse Council Members Kist from the meeting.

ACTION ON MINUTES:

Council adopted the December 2, 2025 regular meeting minutes by consensus.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE

HEARING OF VISITORS:

Michael Swanson, 7758 Westcross Drive, wanted to bring issues recently in the news to council’s attention. He reviewed articles regarding datacenters which delineated concerns about cancer, power, water, and described moratoriums on datacenters. He read the title of an opinion piece, “Datacenters Could Ruin Ohio.” He requested that New Albany provide a formal report on what was happening in the city. One report said, since 2017, the state of Ohio had granted over \$2.5 billion tax incentives. In New Albany, he didn’t know what tax, water, or electricity benefits had been given to those companies. He had no idea about the water situation here. 5 years ago, when New Albany started looking for water, the New Albany Company (NACO) bought land in Granville where New Albany was drilling for water. NACO was a private company, and the city was the people of New Albany. What was going on there? According to the person who owned the land, NACO was not forthright about why they wanted the land. They didn’t say it was for wells and, meanwhile, that was affecting the water supply for all of Licking County and maybe some of Franklin County - he didn’t know. All of this was happening behind a gray curtain no one could see behind. We deserve a formal report from the city about all of this. We need to know all the tax advantages; tax structure of property owners and the residents; the water situation. 5 years ago, New Albany was looking for water in Granville; how could it keep inviting datacenters to build here? He understood a 2-story datacenter was being built on East New Albany Road. He didn’t know how many datacenters there

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were; he guessed between 15-100, he didn't know. He expressed concerns about datacenter companies' consumption of electricity and water and how that affected costs and availability to residents. The big gray curtain needed to be opened and reported on, by New Albany and the county, about what was going on here. These companies came here because they were getting tremendous tax advantages and who knew what else to build here. Meanwhile, we were losing farmland, open space, and water. He was here asking for honest disclosure about this whole process. This had been going on for well over 5 years and nobody had – the public had no idea about this. We just read in the newspaper there was another datacenter going to be built up the road. And then it was done. Another thing in the paper, NACO was buying land on Johnstown Road and wanted New Albany to annex it. Did that make sense? He didn't think so. There really needed to be open disclosure about all this. You've got to pull back this gray curtain that they're hiding behind because people, residents, deserved to know and deserved better than they were getting.

Mayor Spalding asked and Mr. Swanson responded he had lived in New Albany for about 3 years. They came from Dayton before that. Mayor Spalding stated, regarding revealing the activity - the activity happened in this council chambers. It was open and transparent. When the city entered into economic deals, they were discussed in city council meetings and council voted on them. Council received reports from staff. If Mr. Swanson wanted to know more about tax incentives, the Franklin and Licking County Auditors had Tax Incentive Review Councils (TIRCs) that met and reviewed each tax incentive agreement every year, publicly and transparently. He invited Mr. Swanson to spend time to learn more about how those worked. Regarding water concerns, the region and the state of Ohio were addressing those together. The City of Columbus provided water services to New Albany. Mr. Swanson likely paid his water bill to the City of Columbus. Columbus and the state of Ohio were building a 4th water plant, appreciating the growth of the region and trying to get ahead of water needs. Each economic development agreement had an allocation for water usage. New Albany didn't have much control over the energy piece. PJM Interconnection, of which the state of Ohio was a member, was working on additional generation. This was a good question and not easy to answer. PJM hadn't created enough power generation for today's needs, requiring creativity to move forward. Mayor Spalding invited Mr. Swanson to come to council meetings. Council would do its best to answer his questions. If Mr. Swanson had questions about an individual project, he could meet with the New Albany city manager to review that project and get an understanding of what New Albany's role was in each one. He welcomed Mr. Swanson's comments. There were folks around the region asking similar questions about whether datacenters were a good fit for certain environments. It was council's job to inform folks about how the city was working through these issues.

Mr. Swanson asked if there was a master plan directing all of this. Or was it the wild west of New Albany? He didn't understand. Mayor Spalding offered him New Albany's strategic plan which was updated regularly. The master plan dealt with development, most recently along the US 62 corridor. The city created plans and zoning limitations to try to direct development in certain ways. The city didn't control the market; it set the conditions it could, and the market decided what went where.

Mr. Swanson stated that 2 communities passed 90-day moratoriums. They said to step back and take a look at where all this was going. It was imperative that that be done here and needed to be reported to the public in a very open fashion. A lot of these things were not clear, like the Granville water thing. Mayor Spalding stated he took some exception to the reporting of that story. Mayor Spalding was aware of the reporter. Mr. Swanson said it was very credible reporting from Denison University.

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BOARDS AND COMMISSIONS:

PLANNING COMMISSION (PC): Council Member Wilttrout reported the PC approved the Final Development Plan for Stack infrastructure on Souder Road. A proposed AEP easement could affect landscaping. Trees were added. All setbacks and screening requirements were met.

PARKS AND TRAILS ADVISORY BOARD: No meeting.

ARCHITECTURAL REVIEW BOARD: No meeting.

BOARD OF ZONING APPEALS (BZA): No meeting.

SUSTAINABILITY ADVISORY BOARD (SAB): No meeting.

IDEA IMPLEMENTATION PANEL: No meeting.

CEMETERY RESTORATION ADVISORY BOARD: Clerk Mason reported that CRAB members discussed ways to improve the New Albany Cemetery historical marker application after the first application was rejected. CRAB Members heard the city’s plans to improve Wagner Cemetery with iron fencing on 1 side, brick pillars, electrical work, and tree plantings. CRAB Members organized and participated in New Albany Cemetery’s and Wagner Cemetery’s Wreaths Across America ceremonies. Scouting America Troup 450 and members of the Franklinton Daughters of the American Revolution and The Ohio State University History Club were in attendance. The Franklinton DAR donated the live wreaths.

PUBLIC RECORDS COMMISSION: No meeting.

CORRESPONDENCE AND COMMUNICATIONS:

NONE

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

ORDINANCE O-42-2025

Mayor Spalding read by title AN ORDINANCE TO ACCEPT THE EXPEDITED TYPE 1 ANNEXATION OF 2.0 +/- ACRES FROM JERSEY TOWNSHIP, LICKING COUNTY TO THE CITY OF NEW ALBANY

City Manager Stefanov described the area around the subject property and stated this was 1 of 3 “missing teeth” on the west side of Beech not yet annexed to New Albany. The property was owned by the Faith Life Church, and they had annexed all of their other property which they had owned for years. Eliminating one of the missing teeth meant that law enforcement jurisdiction was clearer. If there were a vehicle accident in front of the unannexed property, the county would have to respond unless they requested mutual aid. Licking County approved the annexation on August 28. The New Albany received the transcript on September 9. The 60-day waiting period had lapsed.

Mayor Spalding asked and City Manager Stefanov confirmed that the county commissioners had approved the annexation, and the 60-day period for citizens to challenge that had lapsed, therefore, the city had the obligation to consider it.

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

Council Member Brisk moved to adopt the ordinance. Council Member Durik seconded and council voted with 5 yes votes and 1 no vote (Spalding) to approve Ordinance O-42-2025. Motion passed.

ORDINANCE O-44-2025

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 2+/- ACRES OF LAND GENERALLY LOCATED AT 2365 BEECH ROAD, NORTH OF INNOVATION CAMPUS WAY AND SOUTH OF JUG STREET, FROM AGRICULTURAL DISTRICT (AG) TO AN EXISTING INFILL PLANNED UNIT DEVELOPMENT (I-PUD) KNOWN AS “FAITH LIFE CHURCH I-PUD ZONING DISTRICT” AS REQUESTED BY FAITH LIFE CHURCH, C/O AARON UNDERHILL ESQ.

Planner I Kylie Blackburn stated this proposed rezoning related to the annexation in Ordinance O-42-2025. The proposed rezoning served as an extension of the Faith Life Church religious campus and the request was strictly to add the parcel into the zoning text. There would be no modification made to the site or any existing zoning provisions. The Planning Commission approved the rezoning application. The Planned Unit Development (PUD) text permitted churches and other religious institutions, temporary residential living facilities, a provision outreach center, and accessory uses to the religious facilities. The text required a 50-foot right-of-way dedication along Beech Road and a 100-foot setback. If any changes were proposed to the site, the applicant would need to submit a final development plan to the city for approval.

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

Council Member Fellows moved to adopt the ordinance. Council Member Brisk seconded and council voted with 4 yes votes and 2 no votes (Spalding, Wiltrot) to approve Ordinance O-44-2025. Motion passed.

ORDINANCE O-45-2025

Mayor Spalding read by title APPROPRIATION AMENDMENT ORDINANCE - 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, 2025 AND TO AUTHORIZE A TRANSFER AND ADVANCE FROM THE GENERAL FUND.

Finance Director Bethany Staats stated this ordinance authorized the final appropriation amendments and transfers related to the 2025 budget. The primary purpose of this legislation was to eliminate negative account balances and ensure appropriations followed Ohio Revised Code (ORC) requirements. These proactive measures helped ensure budgetary compliance for the 2025 audit. The ordinance identified necessary appropriation increases and decreases. The most recent ordinance amendments were forwarded to council the day prior and were included in council’s packet. A detailed list of proposed amendments were attached to the legislative report, along with a summary of adjustments made throughout the year to the affected funds. Director Staats referred to a new version of the list which included the effect of the additional amendment on the General fund.

Under sections 1 and 2, which amended appropriations, after 1st reading of the ordinance, there was an increase in income tax collection fees related to increased tax revenue collected, and similar adjustments to the General fund, Capital Improvement fund, Park Improvement fund, and Oak Grove II Infrastructure fund. In addition, there

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was an adjustment in the General fund for a temporary advance to the Bond Improvement fund related to the preliminary cost for the Rose Run 2/Veterans Memorial/Police Department facilities plan for 2026 prior to the planned bond issuance in the spring of 2026. Those funds were anticipated to be returned to the General fund once the city received the bond proceeds. Several adjustments in the Special Revenue fund were related to Tax Increment Financing (TIF) funds, and these adjustments were necessary to account for the cost of auditor and treasurer fees and applicable revenue sharing agreements the city had with the township and schools. Decreases were included in the Oxford and Schleppi residential TIF funds in the transfers category to align with funds available in each fund after paying the General fund back for previous advances. Under Capital funds, there were various decreases included due to projects originally planned for 2025 being partially or fully postponed to 2026 and beyond. There was an increase in the Water & Sewer Capital fund related to the pump repairs and a previous Blacklick trunk sewer project cost for utility relocation.

Council Member Shull asked and Director Staats answered that the numbers were correct for land acquisition of the former Discovery site. She stated that the difference he noted came from the \$198 in cash she included for transfer fees.

Director Staats stated section 3 was amended after 1st reading to authorize an advance from the General fund to the Bond Improvement fund. Sections 4, 5, 6, and 9 contained authority which was consistent with previous years. Section 4 provided authority to make transfers between line items within each fund and restore any reduced appropriations approved within this legislation. It did not allow an increase in total appropriations in a fund or transfer of appropriations between funds. Section 5 allowed for a \$100,000 appropriation contingency to protect budgetary compliance for unforeseen expenditures between the adoption of this ordinance and the year's end. Director Staats confirmed that staff only used this provision one time; that was in 2023 for the Subdivision Development fund. Section 6 authorized the finance director to adjust appropriations according to actual spending in certain funds that maintained a zero balance. Section 7 authorized the finance director to adjust appropriations based on actual expenditures within the Subdivision Development and Builders Escrow funds due to their activity and reliance on developer actions. Section 8 authorized the finance director to reduce any appropriations to ensure budgetary compliance so long as it remained sufficient to cover outstanding obligations.

Mayor Spalding praised staff on their diligent work during the budgetary process.

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 ordinance. Council Member Wiltout seconded and council voted with 6 yes votes to approve Ordinance O-45-2025.

INTRODUCTION AND FIRST READING OF ORDINANCES:

ORDINANCE O-46-2025

Mayor Spalding read by title AN ORDINANCE TO ACCEPT THE EXPEDITED TYPE 1 ANNEXATION OF 101.1+/- ACRES FROM PLAIN TOWNSHIP, FRANKLIN COUNTY TO THE CITY OF NEW ALBANY.

City Manager Joseph Stefanov stated the subject property's boundaries were contiguous with New Albany's existing boundaries. This was an Expedited Type 1 annexation. The city originally entered into an Annexation Agreement with Plain Township in February of 2008, which was amended in 2009, and amended again in 2025 to reflect new municipal growth zones and water & sewer service agreements with the City of Columbus. Franklin

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County Commissioners approved the annexation petition on October 7. The transcript was delivered to New Albany on October 15. The required 60-day waiting period had lapsed.

Council Member Fellows asked and City Manager Stefanov answered the 60-day waiting period gave the public an opportunity to appeal the petition for annexation at the county level. The city had a 30-day waiting period following the adoption of an annexation ordinance during which the public could object.

Mayor Spalding asked and City Manager Stefanov confirmed this property was within the “win-win” area of the New Albany Plain Township School District.

Mayor Spalding set the ordinance for second reading at the January 6, 2026 council meeting.

ORDINANCE O-47-2025

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 101.1+/- ACRES OF LAND GENERALLY LOCATED EAST OF JOHNSTOWN ROAD AND NORTH OF WALNUT STREET, FROM AGRICULTURAL DISTRICT (AG) TO LIMITED GENERAL EMPLOYMENT (L-GE) FOR AN AREA TO BE KNOWN AS “U.S. 62 BUSINESS ZONING DISTRICT” AS REQUESTED BY MJB HOLDINGS LLC, C/O AARON UNDERHILL, ESQ.

Planner I Kylie Blackburn stated this legislation rezoned 101.1 acres on Johnstown Road from Agricultural (AG) to Limited General Employment (L-GE) for area to be known as the U.S. 62 Business Zoning District. The rezoning application went before the Rocky Fork Blacklick Accord (RFBA) and the Planning Commission (PC) and both approved the application. The text contained the same list of permitted, conditional, and prohibited uses of other similar districts in the area, including manufacturing and production, general office activities, warehouse and distribution, datacenters, and research and production uses. Along Johnstown Road, the setback was 185 feet from the centerline for both pavement and buildings. The eastern perimeter had a 25-foot setback and the southern perimeter had a 100-foot setback. The large scale of the rezoning would result in a more comprehensive planned redevelopment of the area and would ensure compatibility between land uses. The proposed zoning text had the same typical development standards as the surrounding properties for rooftop screening, sight and sound setbacks, architectural styles, and landscaping requirements.

Council Member Shull asked and Planner Blackburn confirmed the abutting area to the east was L-GE zoned.

Mayor Spalding set the ordinance for second reading at the January 6, 2026 council meeting.

ORDINANCE O-48-2025

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 1.116+/- ACRES OF LAND LOCATED AT 6600 NEW ALBANY-CONDIT ROAD FROM THE RURAL RESIDENTIAL SUB-DISTRICT OF THE URBAN CENTER CODE TO AN INFILL PLANNED UNIT DEVELOPMENT (I-PUD) FOR AN AREA TO BE KNOWN AS THE “605 NEIGHBORHOOD OFFICE DISTRICT” AS REQUESTED BY ROB RIDDLE, C/O AARON UNDERHILL, ESQ., UNDERHILL & HODGE LLC.

Planner I Lauren Sauter stated this legislation rezoned a 1.116 acre parcel from the Rural Residential sub-district of the Urban Center Code to Infill Planned Unit Development (I-PUD) with low density office uses

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which included administrative and business offices, for profit, and non-profit. The Architectural Review Board (ARB) and Planning Commission (PC) both recommended approval of the application. The proposed usage was appropriate as this area was transitional, located between the Village Center and the business park to the north. The rezoning application included a preliminary development plan, and there would be a detailed evaluation of the site when the ARB and PC reviewed the final development plan. The existing building and accessory structure would be retrofitted for office uses. There would be a maximum of 20 parking spaces located behind the main building; there was no street or shared parking at this site. Some concerns were raised about lighting and screening. The applicant committed to a maximum 3-foot-tall lighting with no off-site light spillage and 6-foot-tall, full opacity screening from the neighboring property to the south. The zoning text maintained low density, thereby retaining much of the residential character of the site. The applicant was present to answer questions.

Council Member Fellows stated it would be an enhancement to the property, especially since it was a low impact business. He was comfortable with the proposal.

Mayor Spalding noted the commitment to full screening. Currently, there was no vegetation between the subject site and the southern neighbor. Planner Sauter confirmed the screening would be a substantial change.

Mayor Spalding set the ordinance for second reading at the January 6, 2026 council meeting.

READING AND PUBLIC HEARING OF RESOLUTIONS:

RESOLUTION R-43-2025

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A 2026 HEALTH SERVICES CONTRACT BETWEEN THE CITY OF NEW ALBANY, OHIO AND THE DISTRICT ADVISORY COUNCIL OF THE FRANKLIN COUNTY GENERAL HEALTH DISTRICT AND FRANKLIN COUNTY PUBLIC HEALTH.

City Manager Stefanov stated this resolution was the annual renewal of the Franklin County Public Health (FCPH) contract. Based on the per capita rate of \$10.4923, the annual cost for the 2026 contract would be approximately \$117,220. This contract contained the same language as prior years and maintained language that gave the city flexibility.

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 Durik seconded and council voted with 6 yes votes to approve Resolution R-43-2025.

Mayor Spalding complimented Franklin County Public Health (FCPH) Director Joe Mazzola. The city had spent time with the FCPH Department, including for COVID and the measles outbreak. The city appreciated their partnership. These were not easy conversations, but the FCPH always came up with solutions.

RESOLUTION R-44-2025

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Mayor Spalding read by title A RESOLUTION TO ADOPT AND APPROVE THE CITY'S CYBERSECURITY PROGRAM AND TO AUTHORIZE THE CITY MANAGER TO DESIGNATE THE PROGRAM'S ADMINISTRATOR.

Administrative Services Director Adrienne Joly stated the state of Ohio passed a new cybersecurity law in 2025 which required all local governments to adopt a cybersecurity program by January 1, 2026. The law defined cybersecurity and ransomware incidents, contained reporting requirements for those incidents to state agencies, set standards for best practices, outlined mandatory components in a cybersecurity program, established training requirements for all employees, and prohibited local government from paying a ransom unless such payment was formally authorized in resolution or ordinance by the legislative body. The law also created a public records exception for certain records related to cybersecurity. For several years prior, New Albany had already been working with a technology and cybersecurity firm to assess readiness, close gaps, and implement policies and procedures aligned with national technology standards and best practices. The city's program was comprehensive and identified risks, deployed detection and mitigation tools, established incident response and recovery processes and ensured staff training and engagement. The new state law gave the city the opportunity to pull the processes already in place into a comprehensive program. City staff had implemented testing and training, with individual training assigned when an employee failed a test. Training happened both annually for the organization and when onboarding new employees. This resolution was required to comply with state law.

Mayor Spalding noted the State of Ohio Auditor's office received around 200 cybersecurity reports in 2025, and around half had occurred at local governments. Millions of dollars of public funds were lost. Any level of protection was important and even the best defenses were subject to being breached. The Federal Trade Commission announced that day that they estimated elder adults had lost almost \$80 billion from cybersecurity fraud, which was underreported. Local governments likely underreported as well. Mayor Spalding emphasized the importance of training and the risks associated with mobile phones. He recommended people talk to their IT departments and verify before sending money.

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 6 yes votes to approve Resolution R-44-2025.

RESOLUTION R-45-2025

Mayor Spalding read by title A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A LIMITED NOTICE TO PROCEED AGREEMENT WITH MESSER CONSTRUCTION FOR PHASE TWO OF THE ROSE RUN PARK/VETERANS MEMORIAL PROJECT.

Administrative Services Director Adrienne Joly described the success of Rose Run Park. She described the public input and planning that went to Rose Run 2/Veterans Memorial. She presented the attached slides and recalled the presentation of this project at the Capital Projects Workshop. This project was in the construction documentation phase and the Construction Manager At Risk (CMR), which was Messer Construction, anticipated the Guaranteed Maximum Price Amendment (GMP) would be presented to the city in the spring of 2026 when the associated legislation would come to council. This ordinance would allow work to commence in January of 2026. Due to complexity and size of site, this was 1 of several pieces of legislation needed to authorize the various aspects of the project. A possible Limited Notice to Proceed (LMTP) and GMP for the Police Department renovation were coming to council soon. This project would impact operations at Village Hall and the New

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Albany Police Department; therefore, significant advanced work was required to accommodate employee and visitor parking and maintain access to the buildings during construction. The LNTP was just under \$3.9 million. First, the LNTP would allow construction of 2 temporary parking lots. The police department temporary lot would have lighting because of the police department’s 24-hour operations. The Village Hall parking lot would serve everyone else. There would be a temporary electric and construction lay down area where construction trailers and equipment would be housed. Tree removal would occur prior to the March 31 deadline for wildlife preservation. Some tree removal would be selective, and other areas would see broader swaths of tree and invasive species removal to accommodate parking, a plaza, bridges, and more. A plan to reforest the area would happen later in the project.

Council Member Fellows asked and Director Joly responded the city was doing soil testing and boring in the area.

Director Joly stated demolition of existing buildings, including the old Duke and Duchess station, the old police department, and the old mill building, would happen between mid-February to early March. There would be construction fencing to maintain security and fence location could change based on work phases. The historic cemetery separately would be fenced off and would maintain access via the police department drive to maintain access for mowing - and there were other environmental and federal permitting requirements related to the cemetery. City staff expected the LNTP would remain in effect until the GMP amendment came to council, at which point the LNTP would fold into overall project budget. The budget for this project was included in the 2026 appropriation ordinance. Staff was in the value engineering phase and anticipated coming in under the project’s budgeted amount.

Mayor Spalding asked and Director Joly described the temporary parking and construction lay down areas. Staff was working with the New Albany Company (NACO) on a license agreement for that property for this purpose. The construction lay down area would eventually become a public parking lot.

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

Mayor Spalding moved to adopt the resolution. Council Member Shull seconded and council voted with 6 yes votes to approve Resolution R-45-2025.

RESOLUTION R-46-2025

Mayor Spalding read by title A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A FOURTH AMENDED AND RESTATED COMMUNITY REINVESTMENT AREA AGREEMENT AND ANY RELATED AGREEMENTS WITH SIDECAT LLC, AND MAKING RELATED AUTHORIZATIONS.

Economic Development Manager Sara Zeigler stated this resolution authorized the city manager to execute a fourth amended and restated Community Reinvestment Area (CRA) agreement with Sidecat LLC. The agreement provided a 100% real property tax abatement for 15 years. The project included the construction of 1 or more datacenter buildings on 114.7 acres for approximately 450,000 square feet of additional development. The expected project investment was \$750 million. Project construction was expected to begin in June 2026 and be completed by December 2030. The benchmarks for compliance in this expansion area would be measured according to the standard formula for this specific building established by the city. City staff recognized there were currently a lot of questions about datacenters. New Albany had been recognized by JobsOhio and other state departments as a resource for other communities to help them understand how to be successful. Attorney Scott Ziance was also present to answer questions.

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Mayor Spalding noted the legislative report stated, “Additionally, this agreement increases the minimum payment for additional advanced fabric structures from \$1.11 per square foot to \$2.50 per square foot.” Director Chrysler explained that, when the city restructured these agreements to include a new building typology, Sidecat agreed to ensure that any payments made for additional square footage would be made at the higher amount rather than the traditional \$1.11 per square foot. Sidecat made 2 commitments in this restated agreement as part of the new type of structure being built. The first guaranteed the minimum payment for the structures evaluated by the auditor’s office at the same valuation as the traditional buildings and the second guaranteed the additional minimum payment would be at the higher \$2.50 per square foot amount.

Scott Zience, attorney with Vorys, stated he was proud to represent Sidecat/Meta. Meta was proud to be in the community and in partnership with New Albany. Meta would continue to go above and beyond to be a model corporate citizen and contributor to the community.

Mayor Spalding stated the city would appreciate all possible assistance to inform the public about datacenter facilities and help to address their concerns being raised throughout Ohio.

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 Fellows seconded and council voted with 6 yes votes to approve Resolution R-46-2025.

RESOLUTION R-47-2025

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH NBBJ DESIGN FOR DESIGN SERVICES RELATED TO THE CREATION OF A LONG-RANGE LAND USE PLAN FOR JERSEY TOWNSHIP AS PRESCRIBED IN THE COOPERATIVE ECONOMIC DEVELOPMENT AGREEMENT THAT WAS PREVIOUSLY ADOPTED BY THE CITY AND TOWNSHIP.

City Manager Joseph Stefanov recalled council’s passage of the Cooperative Economic Development Agreement (CEDA) and Joint Economic Development Districts (JEDDs) with Jersey Township. Their purpose was to help Jersey Township develop the area east of Mink Road. The city’s goal was to create standards consistent with those in New Albany and ensure quality development. Per the CEDA, New Albany and Jersey Township would jointly create planning documents that would include a list of development design standards. The city’s maximum contribution to the planning documents was \$200,000 and the township’s maximum was \$50,000. The city originally anticipated separate contracts with the vendor. After a preliminary meeting, the vendor recommended a single contract for both entities. City Manager Stefanov asked for council to increase the city’s total amount to \$250,000 to allow him the option to enter into a single contract. If the parties chose a single contract, City Manager Stefanov would create a Memorandum of Understanding with Jersey Township for reimbursement of their \$50,000 contribution. The cost for the planning documents would be reimbursed as development proceeded in the CEDA area through income tax, tax increment financing districts, and new community authority revenues. These would pay for cost of infrastructure and reimburse the operating costs of the JEDDs and CEDA.

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Mayor Spalding moved to amend Resolution R-47-2025 to increase the city’s share, not to exceed \$250,000. Council Member Fellows seconded and council voted with 6 yes votes to amend the resolution per the mayor’s motion. Motion passed.

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 as amended. Council Member Shull seconded and council voted with 6 yes votes to approve Resolution R-47-2025 as amended.

COUNCIL SUBCOMMITTEE REPORTS:

NONE

REPORTS OF REPRESENTATIVES:

- A. Council Representative to MORPC: City Manager Stefanov reported MORPC was launching the Central Ohio Area Agency on Aging (COAAA), previously a City of Columbus program, as regional program beginning in January 2026. MORPC’s revised its schedule of events and meetings to be more efficient with participant’s time. Data Day was February 10. MORPC was creating an “Advance Fund” aimed at smaller communities waiting on a refund of awarded grant funds. MORPC’s weatherization program was very successful; they asked for help getting the word out. MORPC’s Regional Economic Development District (REDD) grant program was underway. It would distribute \$10 million statewide to communities to facilitate housing development. Centerburg, Ohio was approved as a new MORPC member. The first meeting of the Central Ohio Economic Development Board was rolled into MORPC’s commission meeting. The development board’s mission was to grow the central Ohio economy and collaboration with economic development professionals to facilitate planning and infrastructure development. As a federally designated Economic Development Agency, MORPC was updating their planning document which would lay out how they planned to support development in 2026. They would submit that document for years 2027-2030 to the federal government for review and approval.
- B. Council Representative to Joint Park District (JPD): Council Member Shull reported the recenter and fieldhouse construction was on track. The city’s third annual pickleball tournament would be held July 18-19, 2026.
- C. Council Representative to New Albany-Plain Local Schools (NAPLS): Council Member Wilttrout reported this was Board President Debra Kalinosky’s last meeting and board members praised her service. There was a presentation of the High School curriculum, a master plan update, and discussion of the information security plan. The board appointed member John McClelland as President Pro Tem.
- D. Council Representative to Plain Township: Council Member Durik reported the township held the well-attended Maplewood Cemetery Wreaths Across America ceremony on December 13. The township held the dedication for the new firetruck and New Albany’s communications team created a video of the event. Mayor Spalding thanked outgoing Township Trustee Dave Ferguson for his years of service to the community as a trustee, a coach, and being involved in many activities. Trustee Ferguson contributed a lot to the fabric of this community

December 16, 2025

REPORTS OF CITY OFFICIALS:

- A. Mayor Spalding: Mayor Spalding thanked the Public Service Department’s snow warrior team for keeping the streets clean after a considerable snow event.
- B. Clerk of Council: Clerk Mason reminded council to watch their email for Council Rules of Procedure and council liaison assignments to help them prepare for their January 6 organizational meeting. If council wanted to make any council rule changes, they should get in touch with her or Mayor Spalding. Council’s president pro tem assignment was for 2 years and would be voted on in 2026.
- C. Finance Director: Director Staats distributed the October and November financial reports. The November report showed 2025 revenues above projections and expenditures were at 64% of General fund appropriations. Income taxes receipts were up, primarily due to construction withholding in the business park. The General fund November balance was greater than what the city started with in January. There was still \$10 million remaining in the General fund to be transferred into capital funds, therefore, that balance would go down. There were still December revenues and expenditures to consider. She pointed out the city’s investment activity and a snapshot of holdings.

Mayor Spalding asked and Director Staats answered that the city’s prior investment advisor was a New Albany resident and company which became part of RedTree Investment Advisors. The city had been with that advisor, and subsequently with RedTree, since 2019. Mayor Spalding recalled the informal policy to bid out professional services every 3 years. He acknowledged that the city’s investments had done well, and he wanted staff to consider other companies on the market. Director Staats agreed with being satisfied with the RedTree partnership. She was aware of other entities in central Ohio who had evaluated competitors and, generally, RedTree was the most competitive. It was important to keep up with the market, and the finance department could look into that.

- D. City Manager:

City Manager Search Firm Working Group Update – City Manager Stefanov stated the working group of Council Members Shull, Fellows, Durik, Director Chrysler, HR Officer Rasey, Director Joly, and he met to interview 3 of the 6 city manager search firm applicants. He hoped to complete all interviews by the end of the month and bring back the finalists to council on January 20.

New Albany Police Toys for Tots Toy Drive - This was the city’s 4th year for the Toys for Tots event and it got bigger every year. They collected nearly 2,000 toys this year. He appreciated the volunteers, city staff, and city officials who supported the drive. He thanked the Public Service Department for their help. They may need to make 2 trips with the trailer next year.

- E. City Attorney: No report.

POLL FOR PUBLIC COMMENT:

NONE

December 16, 2025

POLL FOR COUNCIL COMMENT:

Mayor Spalding thanked city staff for the well-organized Senior Connections holiday Lunch. He stated there was an Innovate New Albany Innovation of Celebration program the following day.

EXECUTIVE SESSION:

Mayor Spalding moved that council go into executive session pursuant to Ohio Revised Code 121.22(G)(1) for discussion regarding appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee and official(s). Council Member Shull seconded and council voted with 6 yes votes to go into executive session at 7:56 pm. Mayor Spalding anticipated action afterwards.

Mayor Spalding moved that council come out of executive session and resume the regular meeting. Council Member Wiltout seconded and council voted with 6 yes votes come out of executive session and resume the regular meeting. Council resumed the regular meeting at 8:35 pm.

OTHER BUSINESS:

City Manager Compensation

Council Member Wiltout moved to award City Manager Joseph Stefanov a bonus of 15% of his 2025 base salary for his performance in 2025 with the December 26, 2025 pay date; and to increase City Manager Stefanov’s base salary by 3.25%, consistent with the cost of living adjustment included for all staff in the 2026 annual budget program and appropriation ordinance, beginning January 1, 2026. Council Member Wiltout thanked City Manager Stefanov for his magnificent efforts this year. Council members concurred. Council Member Brisk seconded and council voted with 6 yes votes to compensate the city manager as moved. Motion passed.

Appointment to Planning Commission

Clerk Mason stated she would reach out to the candidates for the Planning Commission position.

New Albany Chamber of Commerce 2025 Delta Awards

Mayor Spalding offered his congratulations to Council Member Kist and the Kist family on their Delta Award. He recalled the Thanks for Giving event’s start as some neighbors pulling together canned food for donation, and now it was a very successful charity fundraiser making significant contributions to the community. Council members agreed the award was well deserved.

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Shull seconded to adjourn the December 16, 2025 regular council meeting at 8:37 pm.

ATTEST:


Jennifer H. Mason, Clerk of Council


Sloan T. Spalding, Mayor


Date

ROSE RUN PARK

PHASE II

MKSK
18 DECEMBER 2025

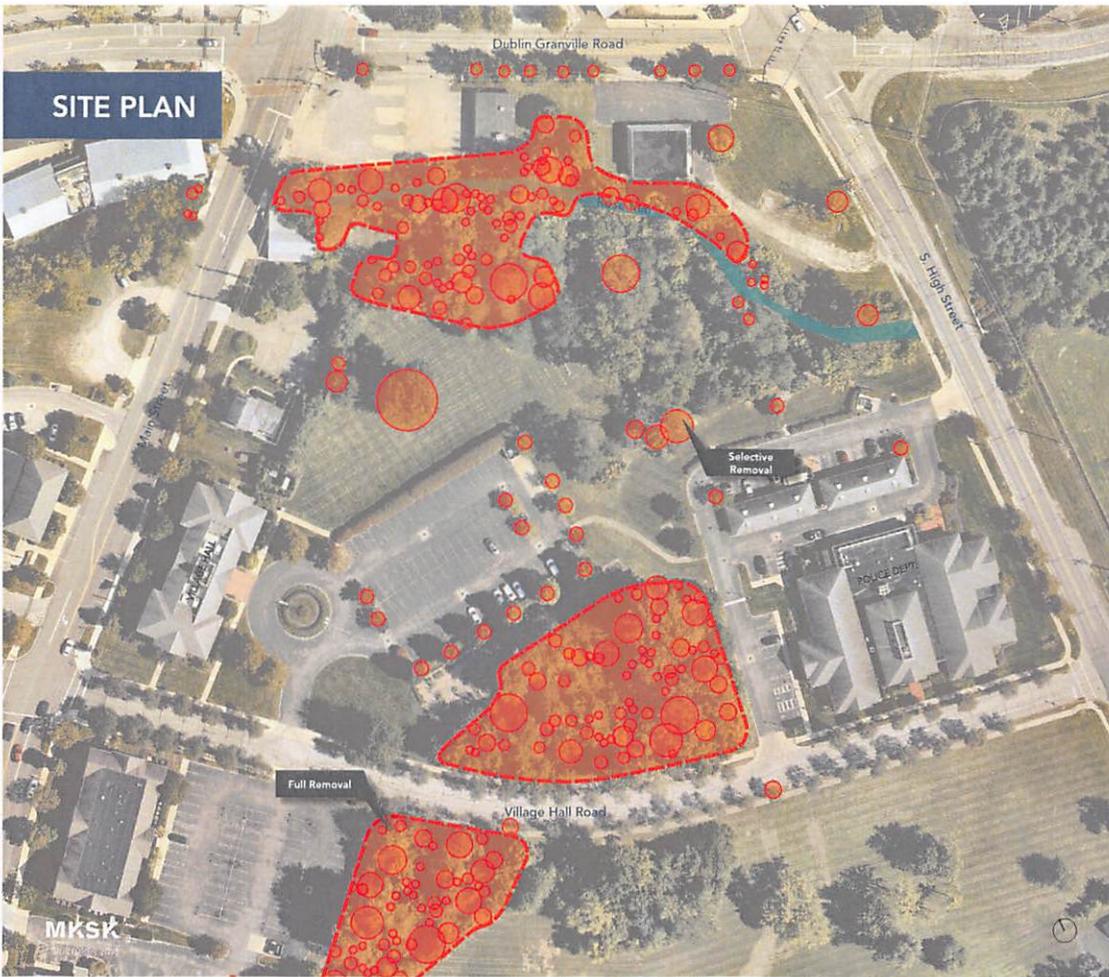
CITY COUNCIL



SITE PLAN

LEGEND

1. Veterans Plaza
2. Founders Field
3. Ceremonial Lawn
4. Gold Star Statue
5. Hero's Walk
6. Stream Access
7. Pavilion
8. Northwest Plaza
9. Parking Lot
10. Village Hall Autocourt



PROJECT SEQUENCE

1. Tree Protection, Tree Removal, & Invasive Species Removal



LEGEND

1. Tree Protection, Tree Removal, & Invasive Species Removal
2. Building Demolition & Construction Fencing



SITE PLAN

LEGEND

- 1. Tree Protection, Tree Removal, & Invasive Species Removal
- 2. Building Demolition & Construction Fencing
- 3. Temporary Parking Lots & Utility Connections